

# “Here’s a Guarantee You Can Take to the Bank! Your Home Sold or I’ll Buy It”

**You’re Going To Need This To Carry Your Money To The Bank When You List and Sell Your Home with Todd Walters.**

Dear Name,

Selling your home can be one of the biggest headache’s you’ll encounter in your life, but it doesn’t have to be that way. In fact I guarantee it, and it’s NOT too good to be true:

**We Can Guarantee The Sale Of Your Home for 100% of Your Asking Price, and in Under 59 Days, or I’ll Pay You the Difference!\***

Here’s what the <<client name>> said when they decided to have us help them sell their home after months sitting on the market with no offers:

*<<Enter your own testimonials here>>*

*“I’d be surprised if you have ever read a letter like this. I know I haven’t and I sure have never written one like this before. As you may or may not know, I have just sold my home – rather Todd Walters & Associates just sold my home. Which leads me to the purpose of this letter. I want to*

*strongly recommend you call Todd Walters & Associates today to sell your home. Like you I was afraid that hiring a real estate agent might compromise my bottom line. So I tried to sell my home myself. I did get some offers but they were not at all reasonable. Plus my experience with Realtors was not very good. My nightmare was not having my real estate*

*dreams become realities. Then I got a flyer from Todd Walters & Associates that stated “Your Home Sold for 100% of Your Asking Price or I’ll Pay You the Difference. I was really skeptical, but curiosity got the best of me, so I called. After a hassle free meeting with Todd Walters he assured me in writing that if I was not happy with any of his team’s customer service or marketing that I could cancel my listing with him and pay nothing. I was impressed with the leading edge marketing and the fact that his team averaged 2.2% more money for home sellers than any other area real estate agent or sales team. I was further impressed when I got 99.1% of list price in only 24 days. As a result I told Todd Walters that I would give him a much deserved endorsement letter. So do you self the justice you deserve and call Todd Walters & Associates today to get your home sold.” - Tony Higham*



**“Todd Walters & Associates - No other real estate agent or team sells more homes closer to list price and as fast” - Tony Higham**

XYZ & Associates 800555-1212 [www.YourWebSite.com](http://www.YourWebSite.com) \*conditions apply – call for details

Not intended to solicit properties currently for sale

Every time I read a letter like this I am reminded of why I should continue to do everything I can to stay on mission. At Todd Walters & Associates our mission is simple: ***We Cure Home Selling Headaches and get you top dollar for your home.***

Don't fall prey to the mindset of "too good to be true". Just like Fed Ex can have your package anywhere in the world overnight – **We Can Guarantee The Sale Of Your Home for 100% of Your Asking Price and in Under 59 Days, or I'll Pay You the Difference!\***

It cost you nothing to find out how – just call **555-1212** or visit [www.YourWebSite.com](http://www.YourWebSite.com). We look forward to speaking to you.

## Todd Walters

President, CEO  
Todd Walters & Associates  
Georgia's #1 Real Estate Team

P.S. Let's us cure you home seller headaches, we **guarantee your hold sold in 59 days at 100% of your asking price**, or we'll pay you the difference!