Text Messages for FSBO and FRBO

Use these text messages for FSBO and FRBO and Expireds. Feel free to add your own twist and flavor to these. The idea is to get the owner to respond. You can use similar messages when reaching out to sellers on Facebook Marketplace as well. The bottom line is, get creative, and don’t go into a long explanation on a text. And….as soon as the homeowner replies, PICK UP THE PHONE! Call them! Don’t try to close a deal via text!

**FSBO:**

Gorgeous home! Do you think you’d be available this afternoon? I’d love to discuss a short term lease purchase if you are free after say… 5PM? – Bill

I hope your home is still available. I’d love to call maybe tonight and see if we could put together a short term lease purchase??? Thanks! – Bill

Hi, I’m Bill, and I’m not sure how soon you are looking to move but I would really love to discuss a very short term lease purchase! Can I call you after 5 PM today??

Hope you get this, I tried to call but got a weird message. I’ll try again this evening but wanted to discuss maybe a short term lease purchase. Can I try after 6 PM?? – Bill

Beautiful house! I’d love to talk maybe today after say…..5?? Looking for a VERY short term lease purchase. Oh, my name is Bill! Nice meeting you!

Hi! Hope you’re having a great day so far! I saw your house and would really like to talk later today if you’re available. Maybe we could discuss a short term lease purchase. Can I call after 5? – Bill

**FRBO:**

Saw your house to rent…seems too nice to just rent it out. Let’s discuss a lease purchase. Can I call you after 5 today? – Bill

Not sure if you want to keep your rental till you die, BUT, if you’d entertain a lease purchase I’d love to talk! Can I call you after 5?

Saw your rental house and not sure if you actually ENJOY random tenants, but if not, let’s talk. Let’s discuss a lease purchase if you’re OK with that. Can I call you tonight?

Not sure if you LOVE being a landlord, but it it’s getting old, let’s talk for a few minutes this evening about a lease purchase. – Bill

Saw your rental house, and I’m not sure if you LIKE being a landlord, but if you do, are you looking to BUY more houses? If so, let’s talk! If NOT, let’s talk about a lease purchase on this house. Massive benefits for you!

Saw your rental house. If you like the cashflow but hate the headaches, let’s talk about a lease purchase. Are you free after say….5 PM? - Bill

**EXPIREDS:**

MLS hope for the best is failing sellers everywhere! I bet your agent didn’t even discuss a short term lease purchase huh? Let’s talk today and stop the pain – John

Real estate agents tend to suck. Let’s discuss a short term lease purchase with NO commissions! Can I call you after 6 PM?

Looks like your listing didn’t work…OUCH! Let’s talk about a short term lease purchase! NO commissions and full price! You free after 5 or so? – John

Hey, this is John and it looks like your listing didn’t work out. No fear! Let’s look at a short term lease purchase. You free to talk this evening?

Since “MLS hope for the best” didn’t quite work…would you consider selling on terms? – John

Not sure if you’re still wanting to sell your home, but would you be willing to sell on terms possibly? – John

Agents suck don’t they? Blah! Would you be open to just selling on terms? YOUR TERMS ☺ Can I call you this evening? – John