



Welcome to our Cash Incentive Program

Who are we?

SDP Partners LLC is a real estate solutions and investment company. See our principle site at www.sdppartners.com

We're in the business of buying and selling houses, and the great thing about what we do is that we're able to help a lot of people.

We're able to save a seller time, stress, and thousands of dollars in real estate commissions and repairs by simply buying their house at a reasonable investor discount.

We're the perfect option for many people, but we live in a large area and we need help finding those people. That's where you come in!

Our Cash Incentive Program

Our Cash Incentive Program is simple.

You contact us with the name and address of a motivated home seller, we make an offer, then we pay you **\$500.00** cash if the offer is accepted and we successfully close on the property.



It can be a single-family home, townhouse, or condo.

Then just repeat, repeat, repeat and you can earn a lot of money! By providing leads on just four houses per month, you could earn \$2,000.00 - not bad for part-time cash!

Finding the Right house

This program works for you and us only if the seller is motivated.

So how do you find motivated home sellers? Well, they could be motivated for several reasons:

- 1) ***They're having difficulty making their mortgage payments*** – This is a big reason why people may need to sell. What happens if they continue to not make their payments? The bank forecloses, they lose their home, and they're thrown into a world of financial trouble. Their best option may be to sell and sell fast.
- 2) ***They've inherited a home they do not want or cannot afford*** – Often the best solution for heirs of an estate that contains property is to liquidate the property quickly. This is simply because cash could help them more than suddenly owning an extra house.

3) ***They've recently divorced and want to sell*** – No one plans on getting a divorce but, unfortunately, situations can change. Often, the house becomes the responsibility of one individual who cannot make the payments by him/herself.

4) ***They're moving and need to sell fast*** – Work or family situations cause people to have to move in a hurry. In this case, selling quickly is usually essential.

5) ***Their house simply won't sell*** – Many sellers see their houses sit week after week, month after month on the market with little interest. When their agreement expires with their listing agent, they're forced to figure out what to do next. Just listing it again is a costly and poor decision.

For people in these and other motivating circumstances, we are a fast, easy solution, and they'll be thanking you and us forever!



Finding the Right House: Vacant and Abandoned Properties

Perhaps you know of some really ugly property in your neighborhood. Do you want to improve your neighborhood and earn money doing it? We buy houses in horrible conditions.

Driving for dollars:

1. Drive around your area and look for property that seems abandoned. Signs like overgrown grass, boarded up windows and doors, no lights ever on. Contact your county tax assessor to obtain owner information.
2. Submit your lead on our website, preferably with pictures of the abandoned property.

*** Finding Motivated Sellers ***

You may already know of friends or family members who we could help. Great! Let us know today!

But because we all have a limited number of friends and family, we have to do a little bit of work to find other leads. And by little bit of work, we mean little bit of work.

Also attached with this Welcome Packet is a flyer.

Please do not modify it in any way, as it is copyrighted material, but feel free to reproduce it as many times as you'd like and get it out to the world (neon-colored paper works best).

Hand it out to neighbors, post it at public bulletin boards, leave it at laundromats, bus stops, coffee shops, etc.

Be creative, but not too creative. There *are* laws. We know it will cross your mind to post it on trees, telephone poles, or lampposts, but please do not do it. Yes, everyone does this to advertise yard sales and events, but it is illegal. Dropping it in someone's mailbox is also illegal.

Trusting you to abide by federal, state and county laws is a risk we take because we and/or you will ultimately be held responsible for any wrongdoing. So please be wise in how you

distribute the flyer, and if you have any questions about a flyer location, don't hesitate to contact us.

On the bottom of the flyer there is a space to enter the personal Teamwork ID# that you received in your welcome email. It's critical that you enter your ID# there because when a motivated seller responds to the flyer and calls us, we'll ask for the ID#. We'll follow through with them and if we can agree to a deal that closes, we'll call you and ask where to send your \$500.00. It's that simple.

Another great way to find leads is to **go virtual!** Websites such as craigslist.org, foresalebyowner.com, and backpage.com have motivated sellers posting their houses all the time! If you find a house that we may be interested in, find out as much information as you can then let us know.

There are many, many other ways to locate motivated sellers. The key is to get creative!

*** Unsuccessful Leads ***

For various reasons, we do not close on every opportunity you bring us. In these cases, either the seller isn't truly motivated or we could not agree to terms, so the deal doesn't happen. That's okay, it happens all the time and there's nothing you or we can do about it. The more sellers you bring to us, though, the better the chance of success.

*** Contacting Us ***

To let us know about motivated sellers we may be able to help, visit www.BringHousesToMe.com website. There's a simple property submission form for you to fill out. The more information you can provide, the better.

Page two of the property submission form will allow you to upload photos of the property. Photos allow us to more quickly assess the general condition of the property and determine a strategy for moving forward. Generally, it speeds up the entire process and allows us to pay you sooner!

After submitting a property, you'll receive an email verification of your submission, as well as follow-up emails as we review the lead and update it's status.

If you have any questions, please contact us by phone or email today. We look forward to teaming with you to help better our community through real estate solutions!