



## Section 1 — Ad Analysis

I'm assessing a property. Here is the listing:

[PASTE]

Analyse leverage, risks, missing info, and questions.

List all red flags in this listing and how to verify them.

## Section 2 — Agent Call Prep

My strategy is renovation. Based on this listing:

[PASTE]

Give motivation, flexibility, and price discovery questions.

Give me a short, natural call script. Do not lead with price.

## Section 3 — After the Call

I spoke to the agent. Notes:

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Summarise motivation, leverage, and next steps.

What follow-up questions should I ask?

## Section 4 — Structuring the Offer

My strategy is renovation. What terms should I include besides price and why?

Help me define dream terms, fallback terms, BATNA.

## Section 5 — Clayton's Offer

Based on this deal:

[PASTE]

Give low, mid, and max offer and script.

Give 3 ways to test price without committing.

## **Section 6 — Negotiation**

Agent countered with:

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What should I do: hold, move, or walk?

If I increase price, what should I ask for?

## **Section 7 — Hardball**

Agent says best and final. What do I do?

Agent says multiple offers. How do I respond?

## **Section 8 — Tenants**

Property is tenanted. How does this affect my offer?

Should I request vacant possession?

## **Section 9 — Decision**

Based on everything:

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Should I proceed, improve, or walk?

Am I overthinking? What is next action?

## **Section 10 — Final Check**

I want to increase my offer. Is this justified or emotional?