REAL STRATEGIES. REAL DEALS. REAL RESULTS.

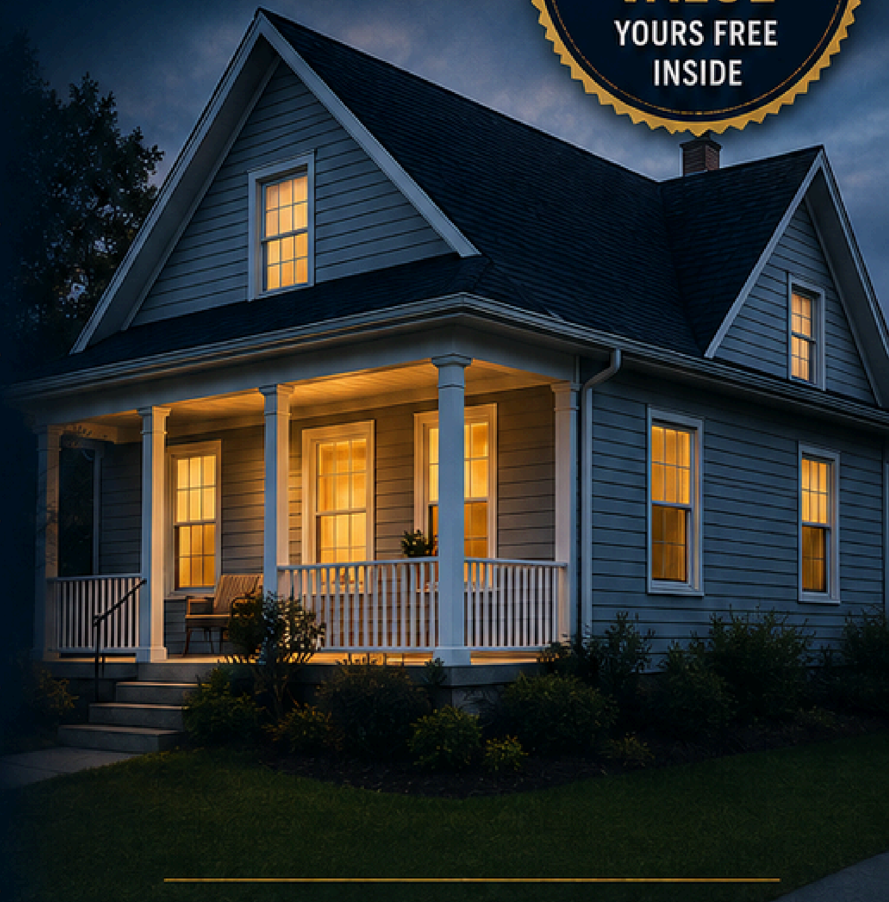
REAL ESTATE INVESTOR DAILY PACKET

30 DAYS TO FIND IT. FUND IT. FIX IT. PROFIT.

$99 VALUE
YOURS FREE INSIDE

INSIDE THIS PACKET:

1. **WELCOME & OVERVIEW** — Four Strategies That Work
2. **30-DAY ROAD MAP** — Your Daily Action Plan
3. **PROPERTY & REPAIR CHECKLIST** — Evaluate. Estimate. Decide.
4. **HOUSE DISPOSITION COST SHEET** — Know Your Numbers
5. **COLD CALL & SELLER SCRIPTS** — Word-for-Word Scripts That Get Results
6. **MEMBER BENEFITS** — Save More. Earn More.
7. **PRICING COMPARISON** — Public vs. Member Pricing



A COMPLETE SYSTEM
FOR NEW & ASPIRING REAL ESTATE INVESTORS

★ ★ ★

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Daily Packet

From Renter to Homeowner in 30 Days
Without a Bank Loan or Paying All Cash

PACKET VALUE

$99.00

✓ 30-Day Homeownership Road Map
✓ Property & Repair Evaluation Checklist
✓ House Disposition Cost Sheet
✓ Real Cost to Sell Analysis
✓ Cold Call Dialogue Scripts
✓ Scripts to Seller — Word for Word
✓ Sample Repair Estimate Template
✓ Day 3 Goal & Action Plan

WELCOME — THIS IS FOR YOU

You are holding information that most people in your situation never find.

Not because it is secret. Because nobody showed them the door.

This packet is proof that homeownership is not just possible for someone like you — it is closer than you think. With a few thousand dollars, 30 days, and the right strategy, you can go from renter to homeowner without a bank loan and without paying all cash.

> ■ **This packet has a value of at least $99.00. With just this information, you have everything you need to approach your first creative financing deal.**

THE FOUR STRATEGIES THAT WORK WITHOUT A BANK

Seller Financing	The owner becomes the bank. You pay them directly each month. No credit check. No loan application. Just a legal agreement between two people.
Lease to Own	You move in today and own it later. Part of every payment builds toward your purchase. You lock in today's price. You build equity before you officially own.
Land Trust	A legal structure that protects both you and the seller. Title is held in trust. Privacy protected. Attorney reviewed. Safe for everyone.
Combination	Blend strategies to fit the deal. Some deals use seller financing inside a trust. Others blend a lease option with a land trust. You pick what fits your situation.

30-DAY HOMEOWNERSHIP ROAD MAP

One action every day. 30 days. Your keys.

WEEK 1 — FOUNDATION

Day 1	Write your WHY statement — the real reason you want to own	■
Day 2	Choose your creative financing strategy	■
Day 3	Define your target: city, neighborhood, price range	■
Day 4	Drive your target neighborhood — identify 10 specific streets	■
Day 5	Research average home prices in your target area	■
Day 6	Identify 5 properties — vacant, neglected, or listed 60+ days	■
Day 7	Week 1 Review — celebrate your streak, prep for Week 2	■

WEEK 2 — OUTREACH

Day 8	Research the owners of your 5 properties (county tax records)	■
Day 9	Write your first seller outreach letter	■
Day 10	Mail or hand-deliver your letter to at least 3 properties	■
Day 11	Practice your 60-second seller pitch — record yourself	■
Day 12	Make your first direct call or door-knock	■
Day 13	Expand your pipeline to 3 active leads	■
Day 14	Week 2 Review — identify your best prospect	■

WEEK 3 — STRUCTURE

Day 15	Complete a full property walkthrough on your top lead	■
Day 16	Run comparable sales — know the real market value	■
Day 17	Research the title — confirm no hidden liens	■
Day 18	Calculate your offer: price, option fee, payment, term	■
Day 19	Contact a real estate attorney — confirm creative financing experience	■
Day 20	Draft your offer using your strategy template	■
Day 21	Week 3 Review — have attorney check it, prep for presentation	■

WEEK 4 — CLOSE

Day 22	Present your offer to the seller	■
Day 23	Follow up — answer questions, address objections	■
Day 24	Set up your land trust structure with your attorney	■
Day 25	Confirm all terms in writing — get seller's signature	■
Day 26	Deliver your option fee and first month's payment	■
Day 27	Complete final walkthrough of the property	■
Day 28	Record all necessary trust documents	■
Day 29	Handle move-in logistics — utilities, address, insurance	■
Day 30	■ COLLECT YOUR KEYS — You are a homeowner. Post your win.	■

DAY 3 — PROPERTY & REPAIR EVALUATION CHECKLIST

Every property has hidden costs. Know what you are walking into before you make any offer.

PROPERTY EVALUATION CATEGORIES	CHE
■ Flooring throughout	
■ Wall and ceiling condition	
■ Kitchen appliances and fixtures	
■ Bathroom fixtures and plumbing	
■ Electrical outlets and fixtures	
■ HVAC System	
■ Windows and doors	
■ Roof condition (exterior)	
■ Foundation visible cracks	
■ Garage and outbuildings	

MAJOR SYSTEM	REPAIR C
HVAC System	$2,000 – $12
Roof	$8,000 – $15
Plumbing	$2,000 – $10
Electrical	$3,000 – $8,
Foundation	$5,000 – $25
Windows (full)	$3,000 – $10
Flooring (full)	$2,000 – $8,

PRIORITY LEVEL	CATEGORY	EXAMPLES
HIGH PRIORITY	Safety issues & Code violations	Roof leaks, electrical hazards, foundation cracks, no heat
MEDIUM PRIORITY	Function & efficiency items	Old HVAC, outdated plumbing, poor insulation, aging water heater
LOW PRIORITY	Cosmetic & preference items	Paint, flooring style, landscaping, fixtures, appliances

■ PROFESSIONAL INSPECTION TIP: Always hire a licensed inspector for properties you are serious about. Cost: $300–$600. Potential savings: $10,000 or more. Never skip this step.

SAMPLE REPAIR ESTIMATE WORKSHEET

REPAIR ITEM	CONTRACTOR BID	+ 20% BUFFER	DIY POSSIBLE?	PRIORITY
Roof repairs	$________	$________	No	HIGH
HVAC replacement	$________	$________	No	HIGH
Plumbing updates	$________	$________	Partial	HIGH
Electrical work	$________	$________	No	HIGH
Paint — interior	$________	$________	Yes	LOW
Flooring	$________	$________	Partial	MEDIUM

Appliances	$________	$________	N/A	MEDIUM
Landscaping/curb	$________	$________	Yes	LOW
Other: ________	$________	$________		
TOTAL ESTIMATE	**$**________	**$**________		

HOUSE DISPOSITION COST SHEET — THE TRUE COST OF SELLING

This is what some sellers may not tell you. Use this to understand their real position and structure a creative financing offer that works for both of you.

EXPENSE ITEM	ILLUSTRATIVE	YOUR DEAL
Asking Price	$100,000	$__________
Price to sell fast (avg 2% discount)	$98,000	$__________
PREPARATION COSTS		
Clean up (carpet, power wash, driveways)	$300	$__________
Beautify garden / curb appeal	$800	$__________
General and needed repairs (avg 3%)	$3,000	$__________
Paint interior, new carpet, re-vinyl wet areas	$4,700	$__________
Appliances not leaving (frig, range, W/D)	$1,200	$__________
OTHER IMPORTANT COSTS		
Holding cost while awaiting closing (3 months)	$3,000	$__________
Marketing cost / Real Estate Agent (6%)	$1,000	$__________
Closing costs (3% to 5%)	$4,000	$__________
Title policy	$700	$__________
Survey	$350	$__________
Termite treatment	$390	$__________
Settlement of mortgage loan	$85,000	$__________
Loan pre-payment penalty	Varies	$__________
MONTHLY HOLDING COSTS		
Homeowners Association dues	$25/mo	$__________
Electricity and water	$140/mo	$__________
Property tax and insurance	$750/mo	$__________
TOTAL ESTIMATED SELLER COSTS	**$99,440**	**$__________**
SELLER NET PROCEEDS	**($1,440)**	**$__________**

■ **WHY THIS MATTERS FOR YOUR OFFER: When a seller sees their true net proceeds, a creative financing offer that gives them full asking price over time — with no agent fees, no closing costs, and no holding costs — often puts MORE money in their pocket than a traditional sale.**

COLD CALL DIALOGUE — WORD FOR WORD

Use these exact words. Practice until they sound natural. Your first call will not be perfect. Make it anyway.

OPENING — When Someone Answers

YOU:	"Hello, my name is [YOUR NAME]. I am a local homebuyer and I recently came across your property at [ADDRESS]. I am not a real estate agent — I am an investor looking to work directly with homeowners. Do you have about two minutes?"
IF YES:	"Great. I want to be upfront with you — I work with creative financing strategies that can often get sellers their full asking price without the delays and fees of a traditional sale. Would you be open to hearing more?"
IF NO/BUSY:	"I completely understand. When would be a better time to call you back? I promise it will be worth two minutes."

THE 60-SECOND SELLER PITCH

STEP 1:	"I would like to offer you your full asking price."
STEP 2:	"I would take full responsibility for the property — taxes, insurance, maintenance. You get paid monthly with zero headaches."
STEP 3:	"We would hold the title in a land trust. Your name stays connected. A real estate attorney handles everything."
STEP 4:	"You keep a 10% interest in the trust — so you still have skin in the game and full legal protection."
STEP 5:	"You handle nothing. I handle everything. You just receive your payment every month."
STEP 6:	"If you receive a better offer, you can take it — I just ask for 5 days notice. You are never locked in."

HANDLING THE MOST COMMON OBJECTIONS

"I already have an agent."	"I completely respect that. I work with people directly — no commission, no fees. If you get to a point where you want to explore options outside the traditional listing, I am here."
"I need to think about it."	"Absolutely — this is a big decision. Can I send you a one-page summary of exactly how the process works so you can review it on your own time?"
"I don't know what a land trust is."	"Most people don't — and that is okay. It is a legal structure that has been used in real estate for decades. My attorney will walk you through every detail before you sign anything. Your protection is built in."
"How do I know you will pay?"	"That is the right question. The agreement is documented by an attorney. If I miss a payment, the trust protects your rights to the property. You are always protected."

BECOME A MEMBER — YOUR NEXT STEP

You now have the foundation. Membership gives you everything else — every day.

Daily Video Lessons
A new curriculum lesson every single day — delivered as a short video you can watch in under 60 seconds. Day 1 through Day 30, in sequence.

Daily Packet Access at $1.99
Members pay $1.99 for every daily packet (public price is $3.99). That is half price — every day — for as long as you are a member.

Full Keys In 30 Workbook
The complete 30-day homeownership challenge workbook — $37.95. Every daily action, every reflection question, every tool you need.

Deal Consultation Support
Bring your active deal to a Keys In 30 consultation session. Get guidance on structuring your offer, approaching your seller, and protecting yourself legally.

Affiliate Program — 33% Commission
Every member gets an affiliate link. Every workbook sold through your link pays you 33% — approximately $13 per sale. Three referrals and your workbook paid for itself.

Community Access
You are not doing this alone. The Keys In 30 community is full of people on the same 30-day journey. Share your wins. Learn from others. Post your Day 30 key photo.

PUBLIC	MEMBER
$3.99	**$1.99**
per daily packet	per daily packet
GET TODAY'S PACKET	MEMBER ACCESS

Members sign up through the Keys In 30 email list. Reply to any Keys In 30 email with the word MEMBER and you will receive your member access link within 24 hours.

YOU HAVE WHAT IT TAKES.

YOU JUST NEEDED SOMEONE TO SHOW YOU THE DOOR.

READY TO GO ALL 30 DAYS?

The complete Keys In 30 Workbook takes you
step by step through all 30 days —
from writing your WHY on Day 1
to collecting your keys on Day 30.

Keys In 30 — Complete Workbook

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30 days. One action per day. Your keys.

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Meeting you where you are. Taking you where you deserve to be.