05tech\_mangers@icloud.com

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<http://www.benjaminhouse.us/> link

Are you looking for help with:

Listing my property for sale

Buying a home

Finding a place to rent

Stopping my property from going into foreclosure

Something else

Listing my property for sale:

Do you own the property or are you assisting the person who owns the property?

(If they own it) How soon would you like to sell

Is there any issues that would need to be addressed before the property could be listed?

When can we see the house?

(assisting the person who has to sell) Whose name is on the title of the property, and where are they?

Buying a home:

What area would you like to live in?

What’s your budget?

Have you already been pre-qualified?

How soon would you like to move?

Are you under a buyer’s brokerage agreement with another agent?

Finding a place to rent:

What area would you like to rent in?

What’s your budget?

Is your income at least 3 times the market rental prices?

How soon would you like to move?

Are you working with another agent?

Stopping my property from going into foreclosure:

How many payments are you behind?

Has an auction date been set?

Is the home in a livable condition?

Does anything need to be repaired soon?

Has the bank sent a payoff amount with a future date?

Is there more than one lien on the property?

Are you the owner or are there multiple owners?

If someone else is the owner, are they still living?

Has a contract been signed with any other investment company?

Something else:

Contact us 24/7 by sending an email to: info@benjaminhouse.us

I see how things are coming together in your video.

I just wanted to start the bot chatting in a more conversational tone, rather than the way I began the Word document. I also want to capture a phone or email to reach out to the lead sooner than later.

Here’s what I had:

Bot: Hey, there. I'm Ben, the virtual assistant. Can I help point you in the right direction?

Visitor: Looking for a property to buy/ Looking for a rental/ I need to list my property/ I need to sell a property quickly/I have another question)

Bot: Great! I’d love to help. How would you prefer to proceed?

Visitor: Email Me. /Call Me. /I’d like to keep chatting

If he selects “email me”, then a field should pop up to type in a valid email. Same for “call me”, a 10 digit phone number. If they say “keep chatting”, then we need to ask “what questions do you have?”, let them type something, and then we will try to connect them to a live agent.

Also, when the chatting is done we need to say “Thanks for visiting” or something similar.

The word document comes in after. So if the visitor says “looking for a rental” then we use those answers:

What area would you like to rent in?

What’s your budget?

How soon would you like to move?

Then we need to get a phone or e mail and then we need to try to connect them to someone live or call/text them back in 24-48 hours if no one is available.

I want to reduce the questions the bot is asking since that can get annoying. Also, is there a way to make sure the number they give us is real? Like, if the say their number is 000-436-1111 we should know that’s not valid .