

Sales Environment Learning Laboratory *S.E.L.L.TM*

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License Granted By

Date

Signed

Date

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License Granted By Date

Signed Date

Foundation For The Training

The Sales Environment Learning Laboratory™ or S.E.L.L.™ Training is designed to help you identify ways in which you will become more effective. The success of the program requires the following:

- ☐ 1. Attendance to each and every module.
- ☐ 2. Attendance on time to each module. Returning on time from breaks.
- ☐ 3. A commitment to use the concepts and materials for the duration of the program.
- ☐ 4. Making commitments to specific action arising out of the material in each module, and following directions of the trainer when in the training room.
- ☐ 5. No telephone calls, interruptions or messages into the training room. No magazines, newspapers or other non-training materials read or displayed in the training room. This includes food, gum, drink cups, etc. (except as agreed to with the trainer in advance).
- ☐ 6. All cellular phones and/or portable paging systems are to be turned off or left outside the training room and participant agrees to no texting or checking cell phones while in the training. If a cell phone goes off during the training, the Training Manager will accept and hold all such units to be left outside the room.
- ☐ 7. Name tags to be worn at all times during the training modules, and at all times be clearly visible.
- ☐ 8. Remaining in the training room for the duration of each session. There will be frequent breaks.
- ☐ 9. No drugs or alcohol during any break. All prescribed drugs are to be cleared with the Training Manager.
- ☐ 10. Conversations during the sessions are limited to between trainers and participants only. Conversations between fellow participants are not permitted.
- ☐ 11. Time of the completed training is unscheduled. Do not make any plans immediately following the completion of the training.
- ☐ 12. The content of the training is a private and confidential matter between you and the group. All materials, forms, concepts and conversations shall be kept strictly confidential.
- ☐ 13. If a participant misses a significant part of any module, he or she, at the sole determination of the trainer, will need to take the entire training over.
- ☐ 14. When the size of the training permits, participants shall sit next to someone that he/she did not know or have a relationship with prior to the training. This includes family, friends and business associates.
- ☐ 15. Chairs are arranged and positioned in the training for a specific purpose. Participants shall not move any chairs during the training.

Signature_____Date_____

The Power Of Commitment

...Until one is committed, there is hesitancy, the chance to draw back, always ineffectiveness. Concerning all acts of initiative (and creation), there is one elementary truth, the ignorance of which kills countless ideas and splendid plans: that the moment one definitely commits oneself, then providence moves too.

All sorts of things occur to help one that would never otherwise have occurred. A whole stream of events issues from the decision, raising in one's favor all manner of unforeseen incidents and meetings and material assistance, which no man could have dreamt would have come his way.

I have learned a deep respect for one of Goethe's couplets:

***Whatever you can do, or dream you can, begin it.
Boldness has genius, power and magic in it.***

-W. H. Murray

ScoreCard

A WORKLOAD ANALYSIS

Yes	No
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	

B TIME ALLOCATION

Yes	No
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

C TIME CONTROL

Yes	No
1.	
2.	
3.	

D PRE-APPROACH PLANNING

Yes	No
1. A B C D E	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	

E PROSPECTING

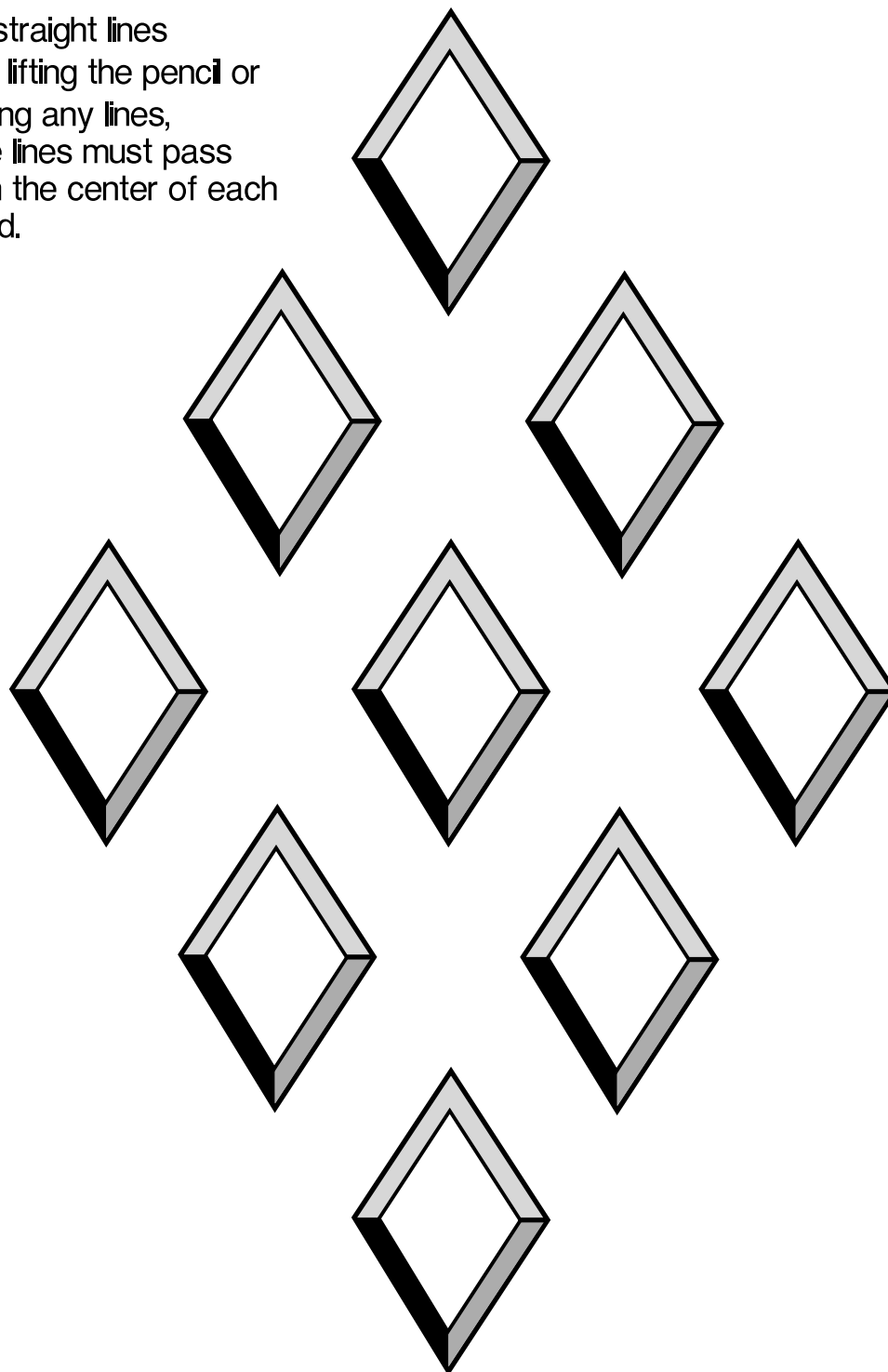
Yes	No
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

F PRESENTATION METHODS

Yes	No
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	

Constructs Of Reality

Connect the 9 diamonds
with 4 straight lines
without lifting the pencil or
re-tracing any lines,
and the lines must pass
through the center of each
diamond.



When
What Time
Which Time
How Soon
Where

- 1. Time Management**
- 2. Making Appointments**
- 3. Shaping Your Language**
- 4. Recognizing Buyers**
- 5. Establishing Committed
Business Relationships**
- 6. Working Coherently**
- 7. Establishing a Buyer's
Needs through Probing**
- 8. Closing as a Process - Not
an Event**

Pathfinding - Implementation - Results

Visions		Relevant Steps	Commitments	Date	Results
A. Personal	1	<input type="checkbox"/>			
	2				
	3				
	4				
B. Business	1	<input type="checkbox"/>			
	2				
	3				
	4				
C. Family/Relationships	1	<input type="checkbox"/>			
	2				
	3				
	4				
D. Health/Recreation	1	<input type="checkbox"/>			
	2				
	3				
	4				

Pathfinding - Implementation - Results				Date
Visions	Relevant Steps	Commitments	Results	
A. Personal	1	<input type="checkbox"/>	<input type="checkbox"/>	
	2			
	3			
	4			
B. Business	1	<input type="checkbox"/>	<input type="checkbox"/>	
	2			
	3			
	4			
C. Family/Relationships	1	<input type="checkbox"/>	<input type="checkbox"/>	
	2			
	3			
	4			
D. Health/Recreation	1	<input type="checkbox"/>	<input type="checkbox"/>	
	2			
	3			
	4			

Task Analysis

Productive	Indirectly Productive	Non-Productive
<ol style="list-style-type: none"> 1. Showing Property 2. Listing Presentations 3. Writing Contracts 4. Presenting Offers 5. Presenting to FSBO's 6. Putting Trans. Together 7. Negotiations 8. Showing Property to Certified Buyer 9. Presenting Offers and Counter Offers 10. Getting Significant Price Reductions 11. 1st Probing™ Appt 12. 1st Listing Appointment 13. Actual Drive Time To Clients but only When They Show Up 	<ol style="list-style-type: none"> 1. Jelly Bean Jar™ Calls 2. Cold Canvassing/Fliers 3. Invitations to QHT™ 4. Meeting FSBO'S 5. Floor Time @ 1 Appt/Hr 6. Quantum Home Tour™ 7. Open Houses 8. Drop-By Appt 9. Getting Sign Permissions 10. Netwkg Appt's @ 1 Appt/Hr 11. Subsequent Probing Appts 12. Follow up Appt with Seller or Buyer 13. Asking for Referrals 	<ol style="list-style-type: none"> 1. Sales Meetings 2. Planning 3. Research 4. Escrow Work 5. Training Meeting 6. Quantum Trainings 7. Property Tours 8. Action Monday™ and Coaching 9. Board Functions 10. Organizing Desk/Week 11. Inspections 12. Meeting with Lender w/ Client 13. Creating CMA 14. Sending out Mailers 15. Sending Thank You-Notes 16. Picking up Papework for/ from Clients 17. Staging the House 18. Supervising Work on House 19. Cash for Keys 20. Closing Appointments

TIP™

Analysis

Name			
From	To		
	T	I	P
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
		I=	P= N= (N=T -[I+P])
	100%	I= %	P= % N= %
	100%	33%	33% 33%

Weekly Schedule

WEEKLY SCHEDULE

AGENT NAME: _____

WEEK BEGINS: _____

OFFICE: _____

SUMMARY OF LAST WEEK:

of Open Houses _____ # Leads _____ # Drop by _____ # Probes _____ # Write offer _____ # Open Escrows _____ # Closed Escrows _____

TIP ANALYSIS: #T _____ %P _____ %I _____ %N _____ Avg. Hrs. Day _____ Avg. N hrs Day _____

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Date							
7:00							
8:00							
9:00							
10:00							
11:00							
12:00							
1:00							
2:00							
3:00							
4:00							
5:00							
6:00							
7:00							
8:00							
9:00							

	Client/Phone	Type	Day	Time	Next Step	Day	Time	Next Step
1								
2								
3								
4								
5								
6								
7								
8								

Scheduled Open House Addresses

Date

Time

1			
2			
3			



**QUANTUM
MANAGEMENT
SYSTEMS**

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Rev. 10/30/02
ITEM 44

Commitments today	Goal This Month	Long Term
Deductible Expenses	Amount	
	\$	\$ To Date
	\$	\$ Mo.
	\$	\$ Yr.

P= hrs. T= I= P=

I= hrs.

N= hrs.

Unscheduled Things To Do

[illegible][illegible]