

LOBIZONFILMS / THE FLIP

The Flip

A film by F D Lazzari



Logline

A novice property investor visits a derelict house hoping for a bargain, unaware that the past is about to claim him.

Synopsis

Dave Fordyce, a small-time property investor, arrives to view a derelict Victorian terrace advertised as a “promising opportunity.” He is met by Samuel, a tired, evasive estate agent whose rehearsed optimism clashes with the house’s advanced state of decay. As they go through a polite but tense dialogue, Dave confidently discusses his plan to “flip” the house. To refurbish it cheaply, resell it quickly, and extract a modest profit.

When Dave makes a low offer and hints at bypassing the agent through an unofficial arrangement, the tone subtly shifts. Samuel shuts the conversation down and allows Dave to continue the viewing alone. As Dave inspects the house room by room, the building begins to feel less abandoned than it first appeared: strange stains, reversed traces of blood, unsettling reflections, and outdated objects hint at a presence that has not entirely gone. Accidentally, Dave finds a very old photo of a woman and keeps it for himself.

When upstairs, Dave sees three silent teenagers watching him from the street. He keeps exploring the derelict rooms while unease keeps growing. Drawn by curiosity, he climbs into the loft, where he finds an assortment of old, rusted tools. When he returns downstairs, the agent has vanished. Moments later, Dave is violently struck from behind by an elderly woman. A point of view shot before he passes out reveals the same woman he previously saw in the old photograph found in the kitchen, matching the exact same framing. The 3 kids join the composition.

What follows is a fragmented, black-and-white sequence of flashes shot as degraded 8mm footage: a ritualistic “refurbishment” carried out in the loft by the old woman, the agent, and the 3 kids. Dave’s body is marked, clamped, and subjected to a methodical process that mirrors the mechanics of building renovation. Saws, screws, clamps and drills are applied with professional detachment. The bloody act itself is never fully shown, but its severity is unmistakable.

As the ritual reaches its conclusion, the old woman makes a small, decisive hand gesture — the same gesture the agent earlier used when repeating the word “Flip.” The Agent and the 3 kids enter a state of possessed trance.

Dave finally screams and we cut to black.

The film cuts back to daylight.

A new prospective buyer arrives to view the house. The door opens. Inside, standing exactly where Samuel once stood, is Dave, now the estate agent. He repeats the same phrases, the same posture, the same routine. The house is unchanged. The role has been filled.

The Characters

DAVE FORDYCE

A novice property investor, confident in his numbers and casual in his ethics. He believes everything can be negotiated, fixed, or flipped, until he becomes subject to a system that treats people as materials rather than individuals.

SAMUEL / THE AGENT

A tired estate agent performing his role with practiced detachment. Polite, evasive, and emotionally worn down, he is less a person than a function. Someone who has already learned the cost of keeping the system running.

CHARACTER REF / DAVE FORDYCE





CHARACTER REF / DAVE FORDYCE



CHARACTER REF / THE AGENT



CHARACTER REF / THE AGENT





The Characters (cont'd)

THE OLD WOMAN

The former owner of the house and quiet authority behind the ritual. Calm, deliberate, and unwavering, she embodies continuity rather than menace—less a villain than the custodian of a process that predates and outlives everyone involved.

THE CHILDREN (ROCCO, BALU, XUXA)

Silent participants in the ritual, acting as helpers and witnesses. Their calm proximity to violence suggests inheritance rather than cruelty—apprentices learning a system they did not create, but will one day maintain.

CHARACTER REF / THE OLD LADY



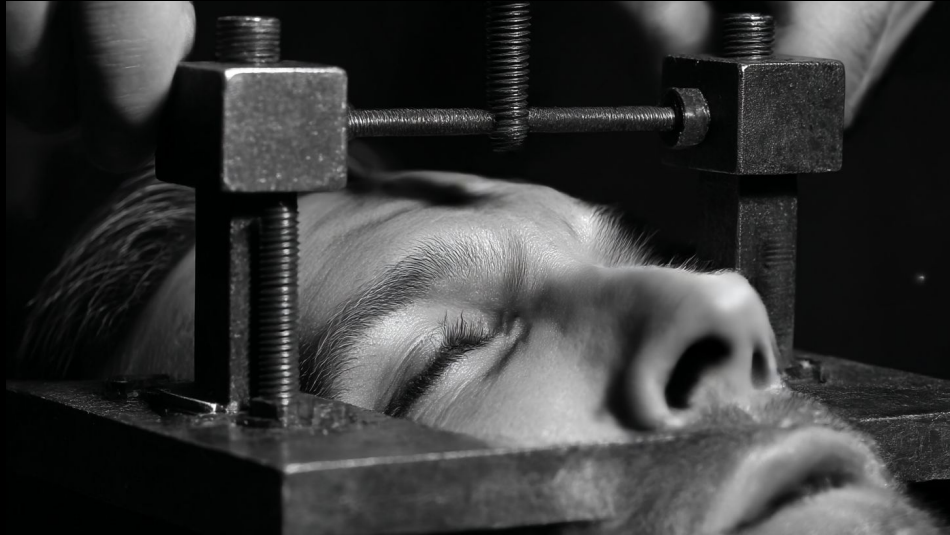
CHARACTER REF / THE OLD LADY



CHARACTER REF / THE OLD LADY & KIDS / THE PHOTO



























The Writer / Director

FERNANDO LAZZARI

I'm an award winning creative professional with 20+ years working in audiovisual media. My previous short film Over There was screened at Telluride Horror Show. This film, together with the more recent Selfish were published by renowned Youtube channel Crypt TV and have a combined view count of more than 2 million.

Besides that, I've shot many image campaigns for Viacom / MTV and several commercials for different international markets.

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THANK YOU