

# TAKE ADVANTAGE OF A REAL SOLUTION TO SELL YOUR HOUSE FAST

Selling your house quickly is tough at any time, let alone in today's recessed market. Homeowners and buyers alike are fearful about economic uncertainties. There is an abundance of low-priced properties on the market and fewer qualified buyers than ever. How can you possibly hope to sell your property in these dismal conditions?

Although the news continues to focus on doom and gloom in the real estate market, there is actually a silver lining in the sellers cloud. You will not hear about this from the mainstream media, but there are several creative methods for selling your home quickly in a simple, straightforward and streamlined way. Not only can you sell your house as quickly as you can sign on the dotted line, but you can do so with confidence about your decision, too!

## A CREATIVE APPROACH THAT BENEFITS SELLERS

The creative methods I am talking about for selling your home fast does not include the typical approach of having a realtor list it. There are too many drawbacks to using a realtor, especially when you do not have a lot of time or money and you need to sell your home fast.

Imagine you are in a situation where you owe \$180,000 on a house that is only worth \$180,000. If you rely on a realtor, you will be responsible for coming to the table with cash to complete the deal. If your home sale is prompted by financial hardship, this could well be impossible. Even if you have the cash, do you really want to pay a realtor just to sell your home for what you owe?

## THE HIGH COST OF REALTOR SALES

Realtors do not work for free. They earn a commission, if and when they ever actually sell your property. Commissions are not cheap, either. Listing with a realtor costs home sellers typically 6% of their home's selling price on average. That equates to thousands and thousands of dollars.

Unfortunately for home sellers, the high cost of realtors' commissions is just the beginning if you go this route. The standard process of listing a home with a realtor will cost you money in more ways than one.

One of the most frustrating things about listing with a realtor is dealing with unnecessary expenses when all you want to do is sell your home fast. Before listing your home, a realtor will tell you all about any repairs or changes that need to be done to make your home more attractive to potential buyers. It could be you need a new roof, new siding or even repairs to your foundation.

Whether they are big or small repairs or alterations, rest assured, every one of the realtor's suggestions is going to cost you money. If you are in a situation where you need to sell fast, do you really have the time or money to spend on fixing up your home?

## DO YOU HAVE TIME FOR DELAYS AND INCONVENIENCE?

If you take the old standard approach to trying to sell your home, the expense will not be the only issue. There is also the matter of time.

Today it is taking an average of 4 months for an offer to be placed and completed on a home sale, and in many parts of the country, it is taking even longer. If something comes up and the deal falls through, guess what? You'll have to go through the entire process all over again.

Whatever the reason you are under pressure to sell your home fast, time is of the essence. Can you afford to wait months on end for a realtor to find a buyer, and then wait 4 or more months for the actual sale? Can you afford to go through this process again when the deal falls through at the last minute?

There is one more aspect to listing your house with a realtor we can help you avoid, and that's the inconvenience of showing your home to potential buyers.

Few things are as stressful and inconvenient as trying to keep your home looking its very best day in and day out just in case someone wants to see it. On top of that, you get to deal with strangers tramping through your home and eyeballing your personal possessions for months on end.

Home showings aren't just inconvenient, they are nerve-racking. If you are already under stress from whatever issues are prompting you to try to sell fast, this could literally be the straw that breaks the camel's back.

The inconvenience of keeping up their home for potential buyers and dealing with ongoing invasions of privacy drives many sellers to settle for a far lower sale price than they intended. This is one more way working with a realtor can cost you money.

When you need or want to sell your house quickly, listing with a realtor is not the way to go. Not only is it inconvenient, but too many things can go wrong. Each time something does go wrong in the selling process, it can cost you weeks or months of time and thousands of dollars.

## A CREATIVE SOLUTION THAT HELPS HOMEOWNERS

So what can you do about the recessed housing market and the high cost and delays involved in listing with a realtor? Think creatively!

I work with investors who specialize in creative buying and selling techniques designed to help homeowners out in their biggest time of need. If the burden of home ownership is causing you stress, anxiety and financial hardship, we offer a real solution. By choosing to work with us, you will bring your stressful situation to a swift end, and you will be free to move on with your life.

When we buy your home, you enjoy:

- Immediate relief from the burden of mortgage payments
- Freedom from the pressures of needed home repairs
- Elimination of property tax payments
- Immediate relief from the stress of home ownership
- The unnecessary expense, time and hassle involved in listing with a realtor

Working with us will also save you a lot of time and money. How much time can save? You can sell your house as quickly as you want!

How much money can you save? Let's take an example to put it into perspective for you:

Imagine your home is worth \$200,000 and you need or want to sell quickly for whatever reason. To list your home with a realtor, you are going to pay 6% of the sales prices. 6% of \$200,000 is \$12,000.

Now determine the cost of the average of 4 months that it takes to sell your home through a realtor. During these 4 months, you will still be responsible for making mortgage payments as usual. Let's say your mortgage payment on a \$200,000 home is \$1,700 a month. Multiply this by 4 and you will get \$6,800.

You will also need to pay utilities during the 4 month waiting period at an average cost of \$1,800.

Last but not least, you will need to pay closing costs when you finally do sell your home. This will average approximately \$6,000.

So you have:

- \$200,000 Value of your home
  - \$12,000 realtor commissions
  - \$6,800 monthly mortgage payments during the sale process
  - \$1,800 cost of utilities paid during the sale process
  - \$6,000 closing costs related to selling your home
- = \$173, 400.

This does not seem to be the most efficient or cost effective way to sell your home! Unfortunately, it is the route most sellers take, believing it is the "best" or even the only way to sell their home for a fair price. They compromise on practically everything in the process. They have no control over how long it takes to sell, they pay more than they want to in order to get a sale, and they put up with a slew of inconveniences along the way.

By working with my team of investors, you can not only sell your house as quickly as you like, but you will also save on the high cost of commissions and other realtor-related expenses.

## WHY "LIST" YOUR HOME WHEN YOU CAN SELL IT?

***WE DO NOT WANT TO LIST YOUR HOME, WE WANT TO BUY IT.***

You do not have to jump through hoops to try to "find" or "attract" a "motivated" buyer for your home. You do not have to spend hundreds or thousands of dollars fixing up a home you no longer want to own. You do not have to wait months and months for relief from the headache homeownership has become. All you have to do is contact us – **we are ready to buy today!**

We specialize in making the sale of your home a simple, stress free and speedy process. We pay all closing costs related to the sale of your home, and in most cases, we will be able to purchase your home using your existing financing that is already in place. We will continue to make your mortgage payments to the bank and relieve you of the stress and financial burden of home ownership in the process.

Is that legal? Absolutely!

If you look on a HUD1 form or a Settlement Statement that you normally receive when buying or selling a house, you will notice that on line 203, it states: "Subject To Existing Financing." That means that we can (and will) BUY your house using the financing that is already in place. The sale is final and complete just as it would be with a 'traditional' purchase. The ownership of your home transfers, as does the responsibility.

This is a unique, creative and efficient form of 'owner financing' where you as the seller essentially act as a bank providing a loan to the buyer. In most cases, your house will be re-sold a short time after our purchase using new financing. The existing financing in place is then paid off. This means you have absolutely nothing to worry about regarding our purchase of your home.

## SELL YOUR HOME TODAY AND MOVE ON!

By selling your house using this creative but legal technique, you will not only save a lot of time and money, but you will be able to move on with your life. You will be able to deal with whatever issues caused you to need to sell quickly, and you will be relieved of the financial burden and headache of home ownership.

When you opt to sell your home to us, you no longer need to make mortgage payments or pay taxes. You no longer need to worry about maintenance or repairs, and you do not have to resort to renting as a way out of your present situation.

Whether it's financial hardship, divorce, relocation or any other issue that has prompted your need to sell your house quickly, we offer a fast, easy and legitimate solution. It takes just a few seconds to [Fill Out the Submission Form](#) and get started selling your home.

If you need or want to sell your house quickly and don't want to deal with the added expense or time listing it with a realtor will involve, fill out our simple form for a quick response. **You want to sell your house, and we want to buy it!** The beauty of working with our team of professional real estate investors is the simplicity of our approach.

We understand you do not have months on end and thousands of dollars to spend trying to unburden yourself of home ownership. You are eager to sell quickly, and we are eager to make home purchases. It is the perfect match, and we are committed to making the process as easy as we can for sellers who do not have time for a long, drawn-out ordeal.

Ask yourself one simple question: Would you rather wait months and months, deal with a mountain of hassles and pay out thousands of dollars to sell your home "some day," or would you like to talk to a buyer who is ready and able to buy your house right now?

We are able to BUY your house today, and we will move swiftly to complete the transaction. We won't waste your time or money. There is no obligation to contact us. You can find out if the solution we offer homeowners who want to sell their homes fast will work for you right away. If you decide after contacting us that you feel the need to list your property with a realtor, we'll even refer one to you.