



Selling Your House  
Can be a Quick &  
Simple Process

The Benefits of  
Selling to an  
Investor Like Us  
Might Surprise You.

**WE BUY HOUSES!**



## WE BUY HOUSES ANYWHERE IN YOUR AREA

Before You List Your House With A Realtor, There Is An Alternative To Consider

Not every house transaction is right for the traditional real estate listing process. Sometimes it makes sense to work with a real estate investment company that can pay cash, accept the property as-is, and close very quickly. That is exactly what we do.

<<YOUR COMPANY NAME>> buys houses in and around YOUR AREA. Because we pay cash, we're able to close quickly...or on your schedule. When you work with us there are no fees like there are when you list your house with an agent. What this means to you is you don't have to worry about extra costs, having to come out of pocket to sell your house fast, or even getting your house ready for a sale (we'll buy your house as-is).

Don't worry about repairing or cleaning up your property. We'll buy your house in as-is condition, no matter how ugly or pretty it is, no matter the location. Whether you're behind on payments, facing divorce, don't want to deal with repairs, inherited an unwanted property, or just need cash fast...

WE CAN HELP!

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Give us the chance to help. We would love to be a resource for you. Let us make your life a little easier by getting you out from under the property that's causing you stress while still paying a fast, fair, and honest price for your house.

Our goal is to help you regardless of the situation, while improving your area at the same time. We can get cash in your pocket quickly and make our city a better place through home renovations. At <<YOUR COMPANY NAME>> we see a bigger picture: helping our community's individuals, and the city's aesthetics as well.

Call today to find out how much we will pay for your house!

No fees. No obligation.

What Do You Have To Lose? Get Started Now...

# SELL YOUR HOUSE NOW VS. TRADITIONAL MLS LISTING PROCESS

There are a lot of benefits to working with a company like ours that may surprise you. Traditional thinking is that the smartest way to sell a house is to get it fixed up, list with a realtor, and then try to sell it for the highest

price possible. There is nothing wrong with this system, but a lot of people have other issues that make the traditional approach less than ideal.

## Reasons To Work With Us:

- You need to sell your house fast
- You inherited property that you don't really want to deal with
- Don't have time, desire, or money for fix up
- Don't want to deal with an Agent
- Don't want to deal with showings, offers, negotiations
- Don't want to deal with inspections
- Recently divorced and just need to cash out fast
- House in need of major work
- Moving to retirement home and want easy process
- Want minimal paperwork

• **NEED  
CASH  
NOW!?**

A hand is shown holding a brown cardboard sign. The sign has the words 'BUY?', 'SELL?', 'RENT?', and 'KEEP?' stacked vertically in large, bold, red, sans-serif capital letters. The background of the sign is a textured brown cardboard. The hand is visible at the bottom of the sign, with fingers gripping the edges. The sign is set against a background of yellow and blue geometric shapes.

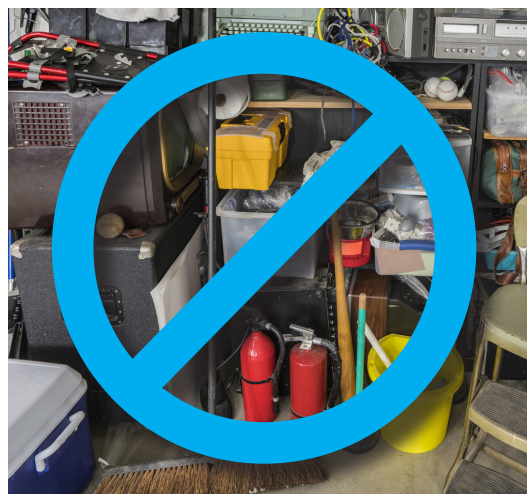
# THE NUMBERS MIGHT SURPRISE YOU...

When you really work the numbers, you start to see the real benefits of cashing out quickly.

Yes, here at <<YOUR COMPANY NAME>>, we won't be able to offer you full retail value for your house, but we also offer other benefits that going the traditional route can't offer. In the end, when you do the math, you might just find that taking our offer will net you more money than going the traditional route – and it will happen MUCH QUICKER with ZERO UNKNOWNNS.

## Consider This...

- **Cash in Hand FAST:** From offer to close and cash in your hand in as few as 7 days.
  - **Save on Utilities and Tax:** You can get rid of the headache of that property fast and avoid paying any more utility payments, tax payments, insurance payments, or mortgage payments.
  - **Save on holding Costs:** If you list your house and wait 90+ days to close, you have to figure in all of the costs of holding that property during the time you have that property listed and are waiting for the property to close.
- **Save on Repair Costs:** No cost to fix anything up – we buy as is!
  - **Save on Cleaning Costs:** No cleaning your house again and again, then leaving, while buyer after buyer is shown your house.
  - **Save on Closing Fees:** Don't worry about paying those pesky closing fees (we've got you covered).
  - **Save on Inspection Fees:** Almost every traditional house sale through an agent requires various inspections to be done and often the seller has to pay for those.
  - **Save on Repairs AFTER Inspections:** Almost every inspector finds a long list of stuff that needs to be repaired. The buyer almost always requires that you either do the repairs or discount the price. Either way, it is a hassle.





# HOW THE PROCESS WORKS

## STEP 1:

Tell us about your property – Quick, Easy & Free!

## STEP 2:

If it meets our buying criteria, we'll contact you to set up a quick appointment.

## STEP 3:

We'll present you with a fair written, no-obligation offer.

## STEP 4:

Close at a local reputable title company, cash in your hands in as few as 7 days.

# FREQUENTLY ASKED QUESTIONS

**Q: Will you be listing my house on the MLS or actually buying it?**

**A:** We're not agents, and we don't list houses. We are professional home buyers: We buy houses in YOUR AREA that meet our purchasing criteria. We may repair the house and resell it to another homeowner or keep it as a rental ourselves.

**Q: Do you pay fair prices for properties?**

**A:** Many of the houses we purchase are below market value because the owner is motivated to sell fast with zero hassles. Often the house needs a lot of repair. We must buy at a "wholesale" price so we have room to improve the property and resell it at a profit to another homeowner.

We are looking to get a fair discount on a property based on the market value considering the condition of the house. In our experience, many sellers aren't necessarily expecting a large "windfall" on the property but rather appreciate that we can offer cash, we close very quickly (no waiting for financing), and allow the owner to walk away with no time, effort or expense required to fix up the property. Plus no agent fees.

If that's what you're looking for and you see the value in getting your house sold fast, let's see if we can come to a fair win-win price. (Besides, our no-obligation pricing commitment

means that you do not have to move forward with the offer we give...but it's good to know what we're offering!)

**Q: How do you determine the price to offer on my house?**

**A:** Our process is very straightforward. We look at the location of the property, what repairs are needed, the current condition of the property, and values of comparable houses sold in the area recently. We take many pieces of information into consideration and come up with a fair price that works for us and works for you too.

**Q: Are there any fees or commissions to work with you?**

**A:** There are NO fees or commissions when you sell your house to us. We'll make you an offer, and if it's a fit then we'll buy your house (and we'll often pay for the closing costs too). No hassle. No fees. We make our money after we pay for repairs and upgrades on the house and sell it for a profit. You walk away without the burden of the property and its payments, often with cash in your hand.

**Q: How are you different from a real estate agent?**

**A:** Real estate agents list properties and hope that someone will buy them. The agent shows the properties to prospective buyers (you hope). The average time to sell a property

in many markets right now is 6–12 months – especially if the house is not in tip top shape. They take a percentage of the sale price if they find a buyer. The agent’s commission is 3–7% of the sale price of your house (so if it’s a \$100,000 house, you’ll pay between \$3,000–\$7,000 in commissions to an agent). Agents provide a great service for those who can wait 6–12 months to sell and who don’t mind giving up some of that sale price to pay for the commissions.

But that’s where we’re different. We’re not agents; we’re home buyers. Our company actually buys houses. We don’t list houses. Since we’re actually the one buying the house from you, and we pay with all cash, we can make a decision to buy your house within a couple days (sometimes the same day). Again, we make our living by taking the risk to buy the house with our own cash, repair the house, and market it ourselves to find a buyer (which is the hard part in this market).

**Q:** Is there any obligation when I talk to you?

**A:** There is absolutely zero obligation for you. Once you tell us a bit about your property, we’ll take a look at things, maybe set up a call with you to find out a bit more, and make you an all-cash offer that’s fair for you and fair for us. From there, it’s 100% your decision whether or not you’d like to sell your house to us. We won’t hassle you, or harass you; it’s 100% your decision and we’ll let you decide what’s right for you.



# WANT TO SEE WHAT WE CAN OFFER FOR YOUR HOUSE?

**NO FEES. NO AGENTS. NO HASSLE.**



**DON'T FIX IT. SELL IT.**



**LESS PAPERWORK. NO LAWYERS.**



**QUICK CLOSING. QUICK CASH.**



**Your Name Here**

YOUR ADDRESS

YOUR ADDRESS

YOUR PHONE AND EMAIL

YOUR WEBSITE

