

THE BENEFITS OF CASH OFFERS

SUMMARY

An investor purchases your home with a lump sum. The investor covers closing costs and fees, except your tax obligations. Closings can be as fast as 7-30 days. You can use the money to do things like put a down payment on a house or pay off the existing mortgage.



HOW MONEY IS MADE

While you receive a lump sum payment, the investor purchases the property below market value. The investor will rehab it, and either sell it or rent it. Typically the cash offer is about 30% (or more) less the market value.

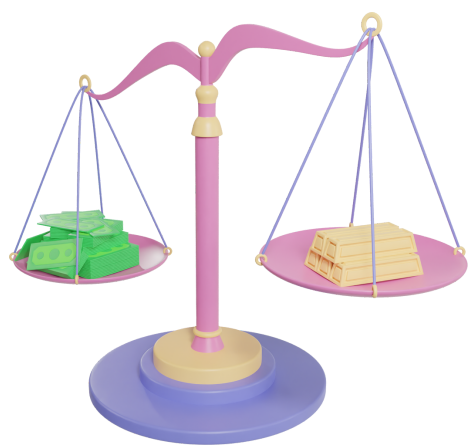
RESPONSIBILITIES

You are not responsible for getting the house market ready. That means no requirement to do upgrades or renovations. You are responsible for assisting in getting clear title. That allows for a speedy closing.



HOW IT BENEFITS YOU

Selling your home is fast and convenient. The number that is offered is oftentimes the amount of cash you walk away with. There are no hidden fees. It is the most straight forward way to sell your house as no agents or banks are involved.



WHAT ARE SOME RISKS

You must know you are selling below market value. You are also responsible for income, capital gains, and tax implications from the proceeds, which can be significant depending on your personal finances.



WHO QUALIFIES

For some owners, the benefit of a quick closing outweighs the time spent waiting for a market value offer. These owners tend to be in financial distress, or the cost to repair the house exceeds the owners budget. Inheritance, divorce, probate, poor renters, vacant and many other situations fall under this category.

