

## **Selling Your House in Seven Days**

Do you need to sell your home immediately without the hassle of dealing with real estate agency contracts or the trouble of putting up for sale by owner signs and waiting for a response? Whether your house has been sitting on the market for quite some time, you are moving because of a job relocation, your house is in danger of being foreclosed, there has been a death in the family, you are going through a divorce, or the house is just in need of too many repairs to know where to start, there are many reasons why you may need to sell your house quickly and without a great deal of stress.

Whatever the reason, there is a way to go about selling your home quickly without the added hassle of contracts, agents, open houses, cleaning up and fixing your house on a weekly basis, and dealing with the stress of not knowing when your home will be sold. More importantly, there is a way to get cash for the sale of your home in just a matter of days.

### **How is this possible?**

It may seem impossible to conceive of selling your home in as little as seven days, but it is absolutely possible. Of course there are the conventional ways of going about selling a home that include fixing up the property, cleaning up the house, finding a realtor and signing a lengthy six month contract, putting up a for sale sign and waiting for someone to find the home and purchase it. This could take months or even a year or two. If you don't have that kind of time to wait around for a buyer to select your home, then you may want to consider being proactive and contacting our real estate investment company that would be interested in purchasing your property without any obligations, fees or hassles.

That is exactly right. You can actually help yourself in this difficult real estate situation and find someone who is interested in purchasing your property. This means getting your mortgage and insurance taxes paid off as well as repairs taken care of without having to go through the trouble of doing it all by yourself. Does this sound too good to be true? Well, it isn't.

As simple as this process sounds, it is difficult for anyone to conceive that there isn't a catch. Well there isn't! But knowing exactly what our real estate investors' intentions are and how they will manage to purchase your home in a short period of time can help you to be prepared to deal with such an expedited real estate process.

### **What types of properties do our real estate investors purchase?**

Our investors specialize in purchasing single home residential properties, although this often can include condominiums or a mobile home with land attached.

While our investors look specifically to purchase homes that are going to be foreclosed or those that need to be fixed up and can be sold way below market value. Of course a beautiful home that can be purchased for an excellent price is always a good deal, so our real estate investors always have their eyes and ears open for any type of residential property that would make a profit!

Keep in mind that our investors will also look into vacant properties in a neighborhood or town. Vacant properties can be an unsightly nuisance in the neighborhood as the lawn continues to grow and neighborhood kids begin to use the property as a place to hang out late into the night. Even if the neighbors don't know who the property belongs to, our

company of investors will go through the trouble of finding out who the property belongs to so that it can be purchased, fixed up and can further add to the beauty of a neighborhood.

No matter what type of residential property, one of our real estate investors will be interested in taking that property off of your hands and turning it into a quick and substantial profit.

### **How do I contact your investors?**

There are private real estate investors throughout the world who are interested in properties of all shapes and sizes but if you are looking for an excellent deal on a residential property sale, our investors are the best in the business. We are always on the lookout for a great purchase and a way to help you sell your home quickly.

Contacting our real estate investors is as simple as filling out a form with your current information. From here, we will contact you! It is that easy. Be sure to give adequate information, such as current home or work phone number, the current property address and information regarding the property. Since there are different investors who deal with different types of residential properties, giving as much information as possible regarding the property will help us get in contact with you quickly. This can help expedite the sale process.

### **How does it work?**

Because our real estate investors have the cash on hand to purchase your home, rental property, or condominium, you don't have to wait a long period of time between the time one of our investors puts a bid down on the home and the closing on the house.

Most of the time, the closing on a property can happen within 7-14 days because our investor has the cash readily available. Instead of waiting to deal with the mortgage company and transfer of title, an investor will often just assume the payments on a home, including all insurance and property taxes and pay the seller the difference. The rest of the details can be worked out later, but we are often interested in getting in there, fixing up the home and getting it resold or ready to use as a rental property.

Remember that our real estate investors will almost always take a property "as is," meaning that the owner does not have to deal with the hassle of negotiating with a potential buyer on what needs to be fixed up, what needs to be left at the property or when the seller should move out. This is usually a major selling point for those home sellers who need to get out of the property immediately or for those sellers who are overwhelmed by the potential repairs.

### **Where do I go from here?**

After contacting one of our real estate investors who may be interested in your property, they will get in contact with you regarding the property. From here, you will have them come to check out the property just as you would have any other potential buyer come to your home. Remember that we are not looking for the same things in a home as a residential homebuyer would be looking for, so there is no need for all of the frills of the dressing up the home before our arrival.

Instead, our investors are looking for the basics of the house. The most sought after homes for investors are three bedroom, two bathroom ranch houses. This is because they are easy

to sell or rent to just about anyone. Of course this does not mean that if your home doesn't have just that many bedrooms or bathrooms you shouldn't bother with our company. Quite the contrary.

Often our investors will look for features in a home that you may not even be aware they are looking at. If you have a two-bedroom home but have the land to add on a third bedroom, this will definitely spark our interest. Or if the home only has one bathroom but has a basement where there is plumbing, this gives our investors the opportunity to add on a second bathroom.

Many of our investors work together with a network of other investors who are interested in fixing up properties and reselling them. For this reason, our real estate investors are often on the look out for homes that are close to foreclosure or are in need of repair. Often these homes can easily be sold for way below market value, or for wholesale value, as it is said in the real estate world.

This does not mean that your home cannot be sold quickly to one of our investors, if it isn't in need of extensive repair or you aren't close to foreclosure on the home, but keep in mind that we almost always aren't willing to pay market value for a home. So, if you are trying to make a large profit off of the house, selling to an investor may not be the best bet.

### **What are the upsides of selling to our investors?**

One of the definite upsides in selling to a real estate investor is that they will put cash down and purchase the home quickly. Of course our team of investors will still go through the process of an appraisal, an inspection and a closing but this process usually happens more quickly as we are not looking to negotiate the terms of selling a home and often does not need to go through the process of acquiring a mortgage.

Because our investors will most often take the home "as is," the seller will not have to go through negotiating what needs to be fixed up and what does not. Especially for a seller who is looking to relocate quickly, not having to deal with repainting, repairing water damage, replacing appliances or fixing damaged structural problems is a welcomed invitation.

Most of the time when a seller and a buyer both go through a real estate agent, a seller ends up paying both agents approximately 3% of the sale, or 6% total. For someone selling a house that costs \$100,000 that is \$6,000 that will come out of their sale on the property. Going through one of our real estate investors means not having to deal with real estate agent fees. There are no costs or fees associated with our real estate investment company, although we will take this into consideration and offer less than would be required if real estate fees were being paid.

Another major benefit to dealing with our real estate investment company is getting rid of property taxes and insurance right away. When going through the regular process of selling a home, sellers will be stuck with their property taxes and insurance right up until the last minute of the closing.

Many times an insurance company won't refund a good portion of that year's homeowners insurance, although the closing on the house will happen at the beginning to the middle of the year. With our real estate investment company, we will usually just buy out the remainder of the mortgage, which can include all of the year's remaining property taxes and insurance.

## **Are there downsides of dealing with investors?**

Keep in mind that no matter how much an investor is helping you to sell your home quickly, we are also looking to make a profit off of the house. With this being said, depending on the condition of the property, we may offer you up to 25% less than what the home is appraised at in exchange for taking the home off of your hands so quickly and getting rid of real estate fees.

For those sellers who have little to no equity on the property this may mean you aren't earning any more equity or any profit off of the home. If the home is in need of major maintenance or it is being foreclosed on, the cash we can give you to simply get out of the situation may be the only quick and easy way to get out without losing everything!

Depending on the type of property you own, you may find it difficult to sell quickly to one of our real estate investors. This is because our investors are looking for residential properties that will quickly resell once fixed up or homes that would be good investment rental homes. If your house doesn't fall under one of these two categories or doesn't have the potential for being remodeled into one of these two categories, we can always refer you to other real estate investors we work with, but this does not always guarantee that we will purchase the property. Remember that just because you have contacted us, we are under no obligation to buy the property from you.

Usually, the most difficult homes to sell to one of our real estate investors are usually high-end homes because most upscale homeowners aren't willing to let their homes go without a profit. As well, these homes are difficult for our investors to make a profit off of or to sell to the average person looking for a home.

The good news is that our investors are always looking for a variety of different properties. As well, keep in mind that our investors have a great deal of other connections in the investment business, so while our team may not be interested in the property, we may be able to refer you to someone who is interested in the property.

**For more information, please contact the owner of the website where you obtained this eBook.**

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