

SPECIAL REPORT

How To Sell Your House In 7 Days Or Less!

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Abbrey Homes, LLC

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How to Sell Your House in 7 Days or Less!!

Trying to sell your home can be a real nightmare or a hassle at the very least! But after reading this Special Report, you may very well have a qualified buyer in the next 7 days or less. And just who is that buyer? **Abbrey Homes!** While we can't promise we'll buy your house in the next 7 days, we can tell you we're constantly looking for and buying nice homes in nice neighborhoods just like yours.

Abbrey Homes, LLC

We're not Realtors® and we're not associated with any real estate agency. We are real estate investors that are interested in buying your house. As you read this Special Report, you'll get a good general idea of what we look for and how we can assist you by purchasing your home. We will also provide some answers to questions we're commonly asked. No hassles, no broken promises, just the kind of results that you want and deserve.

Is This You?

People who've never tried to sell a home themselves just don't seem to understand all that's involved in the process: The details, the time, the waiting, the ads that never seem to make the phone ring, having strangers and their children walking through your bedroom and looking through your closets... Strangers who feel obligated to pick apart the most trivial features of your interior decorating tastes and haggle over price.

You must also be good at determining if you have a qualified buyer or just another "brick-kicker" as well as understanding the other areas of the business such as opening the title, the loan process, termite reports, disclosure statements, surveys, appraisals, general repairs required by most lenders, title commitments, title insurance, and a host of other requirements that are required to close the sale. Any misunderstanding or problem in any of these areas could scare off a potential buyer, causing you to have to start the process all over again.

More often than not, many of these people will walk through your house, smile, ask lots of questions, and seem really interested, but are then never to be heard from again. During this whole time, you must keep your house picked up, neat and clean, so that if someone wants to see your house, it is ready to be shown day or night. You may also need to make repairs to the house or possibly paint or re-carpet it, because most of today's home buyers want everything in perfect, move-in condition before they give you their hard-earned money. You've probably heard the saying "Champagne taste and a beer budget." This is exactly what you are likely to encounter as you attempt to sell your house. As you can see, selling your house could easily become a bigger hassle than you ever thought possible. In fact, **it can easily turn into your worst nightmare!**

As we said before, we are not Realtors[®]. We are real estate investors and we know what homeowners go through when they try to sell their home. You may still be in the “thinking about it” stage. Maybe you’ve tried listing your house with an agent or maybe you haven’t decided you’re ready to go that route yet.

Most agents will come out and meet with you, tell you how many houses like yours they have sold, and that they will advertise it in the newspaper and on the Multiple Listing Service (MLS), where all licensed Realtors[®] will be able to see that your house is available for sale. Rarely is the agent who “lists” your house the agent who “sells” your house. The commission you pay to sell your house is therefore split between the listing agent and the selling agent.

Many agents specialize in getting listings, placing them in the MLS system, and then just sit back and wait for another agent to sell the house so they can collect their commission. They are not really concerned how long it takes to sell your house as long as someone buys it during the term of the listing agreement, which is usually six months to one year. And if you think about it, why would an agent with prospective buyers spend most of their time trying to sell your particular house anyway, especially when the MLS system is loaded with thousands of nice, beautiful homes to choose from and they get paid no matter which house they sell? After all, Realtors don’t have any personal liability if your house sits on the market for an extra month or two. Remember, Realtors don’t have to make your payments, cut your grass or take care of any maintenance. Selling houses through a Realtor[®] is a number game, and you become only one of those numbers.

For this very reason, more and more people are going the “For Sale By Owner” (FSBO) route: You buy a sign, make some flyers, place an ad in the local paper and wait for the phone to ring. If all goes well, after you’ve talked to several people, rearranged your schedule to show the house many times, called back all the prospects and left messages on their answering machines, someone will finally be interested in drawing up a contract to buy your house. Now what do you do? Do you know how to write up a real estate contract? How to deal with the title companies? Mortgage companies? The closing process? What does the buyer do, what do you do? It’s not as easy as it first seems.

But let’s say you get the contract signed. Now several weeks pass and you haven’t heard a word. You start to think that something is wrong. Financing? But it’s supposed to be the buyer’s job to get a loan, not yours, right? Come to find out, the buyer could not get approved for the loan, the deal falls through and you have to start the process all over again! What a pain.

We’ve been there too. Right back to square one with a beautiful house, priced right, and not a clue how to make it go away. All the while, your date to move is getting closer and closer. Sometimes the reasons people sell their house are good ones, such as getting a new job or a job transfer, moving to a bigger house, or retiring out of state. Sometimes the reasons aren’t so good, such as divorce, health problems, loss of job, death of a loved one, foreclosure, or bankruptcy.

Many times, thinking about selling turns into wanting to sell, and it's amazing how fast "want to sell" can become "have to sell." If this happens to you, for whatever reason, it can put you in quite a bind. That's where Abbrey Homes can help.

What if we were talking with you on the phone right now and we told you that we wanted to buy your house?

No problem if your house needs repairs. No problem with the non-assumable loan. No problem catching up any payments in arrears. We can probably wrap up the whole thing within a few days, depending on the circumstances. Would that make you feel better if that were the case?

We don't know how much you owe, how much your house is worth, or any of that. Those details can be handled when we are talking one-on-one.

What we do know and what you should know, is...

If you call us at [614-848-4000](tel:614-848-4000) or simply visit us on the web at www.YourHouseIsNowSold.com and give us the facts, we'll either tell you on the spot we can't help or we'll try to structure a "win-win" deal.

As real estate investors, we buy and sell properties. With your house, we'll probably structure several options, and let you choose the one that best suits your needs.

We can immediately take the financial burden of any monthly mortgage payments off your back and also take care of any fix-ups or maintenance, regardless of how minor or how serious. What's more, ***we'll close when you're ready.***

You see, we've found we can make a profit on homes that even real estate agents have passed up because we personally handle the whole process. When we agree with you to purchase your property, we take it seriously and we treat your house like it's our own... because it is!

You can get on with your life!

People sell homes for various reasons. Maybe it's a new job that requires a move and they don't want to carry double house payments. Maybe it's a company downsizing that creates the problem. It could be bankruptcy or foreclosure or they could've won the lottery. Perhaps they want to build but they're tired of the same old neighborhood or they need something bigger or something smaller. It could be death, divorce, marriage or birth. Whether you're moving across town or across the US, to a new home or to an apartment, you've got other things to concern you. We'll take care of your house.

Here's the game plan to sell your house quickly...

After we agree on the purchase price and verify the amount you owe on your mortgage, if the circumstances are right we may pay all cash at the closing. If not, we may be able to work out a creative purchasing deal. Please don't misunderstand or assume that we have to "steal" your house or that you need a lot of equity for us to be interested. We've worked with all kinds of circumstances and have been thoroughly trained to create solutions after so-called "experts" have given up and quit.

In low-equity and no-equity situations, what we normally do is buy your house subject to the existing mortgage by purchasing your house and making arrangements to take over your monthly payment. This means we will be responsible for your mortgage payments, taxes, insurance, utilities, maintenance – everything. We will put a tenant/buyer in the home and help them get financed within a relatively short period of time, usually 12-36 months. When they get the house re-financed in their name, your mortgage gets paid off in full and not a moment later.

Unlike working as a Realtor[®], we are investors. We agree to make your mortgage payments while we find a our own tenant/buyer for the home. So if the house sits empty, we will make those payments. Also unlike a Realtor[®], there is no listing agreement and no 6% selling commission. Additionally, closing costs which are the responsibility of the seller, typically run about 3%. Just add these last two items together and on a \$100,000 home, that cost represents \$10,000. Now add in the typical 3-6 month period that it will take to find the buyer and have them get qualified and finally close on the home and you've just made many monthly payments on Principal, Interest, Taxes, Insurance, Utilities, Maintenance and Repairs. Remember that if you get a buyer today, it typically takes 45-60 days for them to get financing. Guess who would pay for your home during that period? **You would!** That's 2 more payments you would have to make, and that's **if** you had a buyer today. What if it takes six months to find a buyer? A year?

One of the biggest benefits we can offer you is "Peace of Mind". Sometimes the hardest aspect of having to move is actually having your home up for sale and your life in limbo. You've heard the saying "*Sometimes the "not-knowing" is the hardest part!*" When you approve the paperwork with us, you will know that your payments will be made and home taken care of so you can start over and have that peace of mind.

We can take care of all the paperwork in about a week. We simply order the title work and draw up the papers. We can set a date when you can move out and we will take over the home after that. We will make payments on your loan while our tenant/buyer builds equity and obtains their own financing.

The best part is your loan doesn't even have to be assumable for this to work! Our program works, regardless of the type of loan including assumable, non-assumable, assumable with qualifying, FHA, VA, or Conventional.

We take care of your monthly payments, take on all responsibility for the maintenance and upkeep of the property, and **liquidate your asset, before it becomes a liability!** As we stated before, our program can work in most any situation.

Benefits to Sellers

- **Rapid, flexible sale of your home** – You select the date that you want to move out. We can complete the transaction in 7 days or less!
- **Certainty of Sale** – Avoid the disappointment of selling you home, waiting 45 days for the buyer to qualify and then finding out the deal fell through. The process starts all over again and the pressure is really on you now.
- **Avoid Sales Commissions** – No need to pay a Realtor[®] the typical 6% fee.
- **You Get Quick Relief from Mortgage Payments** – Compare that with a Home Listing that can go on forever!!
- **Avoid Typical Closing Costs** – Avoid the necessity of paying for Surveys, Title Insurance, Deed Preparation, Termite Inspections, Courier Fees, Recording Fees, Attorney fees, etc.
- **Eliminate a Listing Agreement** – We provide a Standard Purchase and Sales Agreement; remember, we are **BUYING** your house, not listing it.
- **Eliminate Time Consuming House Showings** – Show your house to us. If we buy, you usually won't have to show your home ever again! We find qualified, motivated tenant/buyers who want to live in a beautiful home like yours.

The “Subject To” Process

Usually we begin with a phone call to find out some preliminary information concerning the property, mortgage information and seller motivation. If it looks like we can put together a “win’win” deal on price and terms, we need to perform a competitive market analysis to determine the approximate value of the house. If the numbers work, we will call you back and explain the required documentation, such as Warranty Deed, Sales and Purchase Agreement, Power of Attorney, Disclosure Statements, Notices to the Lender and Insurance Company and answer any questions you may have. We can be very flexible on our date of possession, but once we set the date, we want to be sure that the home will be available for cleaning/painting crews, as well as initiation of our advertising.

After this discussion, we will invite you to our office to bring us the old paperwork for the house, authorize the Standard Purchase and Sale paperwork and complete the transaction. The Warranty Deed and several of the other documents require notarization and we will schedule and pay for a Notary to be at the closing. Several copies of each

document are authorized and you get one copy of each document for your records. After the paperwork is complete, we run a title search to be sure that there are no encumbrances that would cloud the title. This search takes about two to four days and provides us both with the certainty of the ownership and status of the liens (mortgages and promissory notes).

Our last meeting is when your moving vans are loading your possessions. At this time we ask that you give us the garage door openers and keys and that the house is left in a cleaned and vacuumed condition. We recognize the pride that you have in your home and we always appreciate your housekeeping efforts when you move out.

You will probably not hear from us for sometime after we take possession of your house. We transfer the utilities and notify the insurance company and lenders. When our tenant/buyer exercises their option, we pay off your mortgage (using the Power of Attorney documents) and notify you that your mortgage has been satisfied.

But What About...

We're sure that you have questions and we will do our best to answer them all when we meet in person. Meanwhile, you may wish to review a few of the more commonly asked questions and answers.

What if the tenant/buyer tears up the house?

There's no way we can guarantee you our tenant/buyer won't damage the house since we won't be living with them. But even if they do, that is our problem. **We are responsible for repairing the house at our own expense.** Our objective is to find a tenant/buyer who will eventually qualify for a loan and pay off the existing mortgage, but not a "tenant" in the traditional sense. Damages are rarely a problem. But if it happens, we'll fix it at our expense.

When will you sell the house?

Due to the different circumstances of our tenant/buyers, we can't give you an exact time when we will actually sell the home. It will be up to the tenant/buyer to make that decision within the time frame they have. We can tell you we get paid when they buy, so obviously we'll be working with them and pushing them to do so quickly! In the meantime, **your payments will be made on time, which will relieve you of that financial burden.**

How do I know I can trust you?

We certainly understand your concern and we believe we can create a win-win solution that will work for both of us. If not, or if you're not comfortable after we meet, we'll shake hands and part friends. We view our business relationship more personally than just handling a house. We want you to be confident in our abilities and be able to sleep well at night without worrying about your home or your payments. In fact, we respectfully ask that you NOT enter into any agreement with us if you are not 100%

completely confident in us, period. We're willing to devote our time and resources to your house, but only if you feel comfortable with that arrangement.

What if the person we put in the house does not pay?

Remember that that is our problem. If they don't pay, we will. It is that simple.

How do I know you'll make my mortgage payments?

We make our money when we get the house re-financed into the tenant/buyer's name. In other words, we get paid when your mortgage gets paid. If we didn't pay, the lender would immediately notify you. You can also call your lender's toll-free number at anytime or visit their web site to check on the status of your mortgage payments. Remember, making the house payment is our problem. We bought your home subject to your mortgage so you don't have to worry about those payments anymore. Also remember that any increases in taxes, insurance or homeowner's dues are our responsibility, not yours.

What if I want to purchase another home?

We will give you a contract showing the payments are being made by us, so it will be a "wash" with your new lender. Example: \$700 home payment on the mortgage, offset by \$700 income from contract. This will free up your debt ratio immediately so you can qualify for a new loan. Be sure and let us know if those are your intentions so we can work with you to make this happen.

Why don't I just list with a Realtor®?

That's certainly an option and if you do not "need" to sell, this might be a good idea. But a Realtor® may not be able to sell the house for months and months. And they certainly won't make your payment or maintain your property for you while they're attempting to sell it. Again, we're BUYING the house. We're willing to make your payment and maintain the house until our tenant/buyer gets financed. We'll give it our personal attention, and you can forget about it until our tenant/buyer is ready to buy.

Homes Like Yours, People Like You

This couple's story is like many families we have helped over the years. For privacy reasons, the names have been changed.

Stacy and Bob Meadows had only been married for 3 years when Bob got a fantastic job offer in Texas. He could hardly wait to move back to where he met Stacy and advance his career. Their current home was just 13 months old. Home prices in the area were about the same as what they originally paid for their home, and their mortgage balance was still within \$500 of what they paid for their home. The builder had provided a special program that in effect gave them 100% financing (meaning no equity). Their 3 bedroom, 2 full bath dream home was now a ball-and-chain, holding them back from quickly moving "back home" to that new job. All these folks wanted was

to get out from under the liability of trying to sell their home. In this instance, the deal was struck within 3 days and they moved to Texas in 2 weeks. Stacy and Bob are getting on with their life with no house-hassles and no blemishes to their credit.

What do we do now?

We know that this is a lot of information to digest at one time, but if you're still with us at this point, chances are you are interested in doing whatever it takes to get your house sold quickly.

Remember that buying homes subject-to the existing mortgage is only one of tools in our tool box. We have many other ways to help if you need to sell quickly, even if you are several months behind in your payments or in foreclosure. Since we can't answer every question you may have in this single Report, simply consider this an overview. If it strikes a nerve or if you find you're in a position with your home that doesn't seem to be going anywhere, call us today at **614-848-4000**. Or tell us about your situation in confidence on our web site at www.YourHouseIsNowSold.com.

If by chance we can't do business, that's OK. But we honestly believe you'll be pleasantly surprised when you call. We specialize in providing solutions! By calling, you give us the chance to be your solution.

Just remember that ***we don't want to list your home, we want to buy it!*** We specialize in buying homes quickly, usually in 7 days or less. We urge you to let us try. You have nothing to lose.

Finally – We don't know how many months you've been trying to sell your home (or thinking about selling), but every month you wait is costing you unnecessary expenses and eating up the precious income you work so hard to earn. A home is an asset, but an unwanted house is a liability. **Even a Dream Home can become a Financial Nightmare.** There's a very good chance that we can help, so call us today!

Our phone number is

614-848-4000

You can also visit us on the web at

www.YourHouseIsNowSold.com

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You never know what the future might hold for you or a friend.**