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Special Report



"HOW TO SELL YOUR HOME WITHIN 9 DAYS!"

Trying to sell your home can be a nightmare! But, after reading this Special Report, you may very well have a qualified buyer within the next 9 days... us! While we can't promise you we will buy your house in the next 9 days, we can tell you we're constantly looking for and buying nice homes like yours from other folks in your area.

We are well qualified to buy your home, and very interested in doing just that. As you read this Report, you'll get a good general idea of what we look for and some answers to questions we're commonly asked.

People who've never tried to sell a home themselves just don't seem to understand all that's involved: The details, the time, the waiting, and the ads that never seem to make the phone ring. Having strangers walking through your bedroom. Strangers that feel obligated to pick apart the most trivial features of your interior decorating tastes. People, who smile and nod and act serious, but never call back.

It can be a much bigger hassle than you ever thought possible... in fact, it can easily turn into your worst nightmare!

We're not a Real Estate Agency, but 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 already tried listing your house with an agent... maybe you haven't decided you're ready to go that route yet.

While it can't hurt to list with a Real Estate agent or broker, by the same token, do they ever seem to have the same "feel" for your house as you do? After all, if you had a computer sitting in your office loaded with thousands of nice, beautiful homes of all shapes, sizes and price ranges... what kind of real "selling " would you actually do?

Would you really go all out and work on selling one particular customer's house? Or would you pick out a selection of several houses for your prospective buyers, hoping to land them on one... any one... of the many homes you'd selected?

Come on, you'd go with the numbers. After all, you don't have any personal liability if the seller's house sits an extra month or two. Remember that Realtors don't make your payments, cut your grass or take care of any maintenance.

That's why more and more folks have gone the "For Sale By Owner" route: You buy your sign, you place your ad, and you show your home. You wait. You call back the lookers and leave messages on their answering machines. Maybe you actually get a live one and write up an agreement! Several weeks pass. You start thinking something's going wrong. Financing?! But it's supposed to be the buyer's job to get a loan, not yours! Right?

Can you tell we've been there? Right back to square one, with a beautiful house. Priced right, and not a clue on how to make it go away. Looking down the barrel of a deadline to move. Sometimes the reasons people sell their homes are great ones: a new job, a transfer, building or retiring out of state.

Sometimes the reasons aren't so good at all . . . bankruptcy, divorce, foreclosure. Thinking about selling can quickly become wanting to sell... and it's amazing how fast "want to" can become "have to". Whatever the reason, it puts you in a pickle.

What if we were sitting at your dining room table right now, and told you we wanted to buy your house?

No problem if you have a non-assumable loan. No problem catching up any payments in arrears. We can probably wrap up the whole thing within a few days, depending upon the circumstances. Would you perk up a little if that were the case?

We don't know how much you owe, how much it's worth, or any of that. Those details can be handled when we're at your table.

What we do know... and what you should know is... If you call us and give us the facts, we'll either tell you on-the-spot we can't help or come and leave you with an offer.. within 24 hours.

The purchase price will be sufficient, we guarantee it. We will take the financial burden of any monthly mortgage payments off your back, and we'll also take care of any fixups 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... we treat your house like it's our own.

Your situation literally becomes our own. And, frankly, we don't know how to make it work any other way.

YOU CAN GET ON WITH YOUR LIFE!

Look, like I said earlier, people sell homes for various reasons. Maybe it's a new job that requires a move, and you don't want to carry double house payments. Maybe it's a company downsizing that created the problem. It could be bankruptcy or foreclosure... or you could've won the lottery. Perhaps you want to build. You're tired of the same old neighborhood... you need something bigger, something smaller. It could be death or divorce... or marriage or birth.

For whatever reason, it is time to move beyond that house. It is time to sell it, so you can get on with the business of living life.

We're not cynical people...this is reality. Granted we don't know your particular reasons for selling, but we do know how to get your house closed as quickly and professionally as possible. In fact...

Here's the game plan...

After we agree on the purchase price, and verify the amount you owe on your mortgage, if the circumstances are right, we can close right away.

You get relief from your monthly obligation to the Mortgage Company.

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.

Again, if you call in the facts, we'll tell you within a few minutes if we can help. Now that we've got that clarified, allow me to give you the details of how we can help you.

Mainly what we can do is take your home over subject to the existing mortgage. Which means, we will be responsible for your payments and maintenance. We will then put a buyer in the home, and help them get financed. During that time, they will be getting the home re-financed into their own name.

One of the main problem solvers we can offer 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. I am sure you have heard the saying, "sometimes the not-knowing is the hardest part!" When you approve the paperwork with us, you will know that your payments and home are taken care of so you can start over and have that peace of mind.

We can take care of all the details in about one week. We simply order title-work, and draw up the papers. We can set a date when you can move out and take the home over after that. Now let me answer some commonly asked questions . . .

What if you don't make the payments? . . . Why would we not make the payments? We don't make any money until we get the home re-financed into the next person's name. That would be like working all week and not going to pick up a paycheck on Friday. Anyway, if you're worried about that, we will send a copy of each check to you every month made out to the Mortgage Company.

What if the person you put in the house does not pay? . . Remember, that is our problem. If they don't pay, we will.

What if we 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". Example: \$700 in from us, \$700 out to the bank. We'll free up your debt-ratio so you can qualify immediately. Be sure and let us know if that's your intention.

How do I know I can trust you? . . We can understand your concern. We'll meet face-to-face after you call. You'll find we don't make empty promises. . . we shoot straight and we know this business. We believe we can create a solution that will work for both of us. If not, or if you're not comfortable after we meet, we'll shake hands and go our separate ways. Honestly, we view our business relationship more personally than just handling a house. We want you to be confident, and able to sleep well every night without worrying about your house or your payments. In fact, we wouldn't enter an agreement with anyone if we weren't confident in that person. . . and we don't expect any less from you. We're willing to devote time and resources to your house, but only if you feel comfortable with that arrangement.

Why don't I just list with a Realtor? . . That's certainly an option, but obviously a Realtor won't make your payments for you while they're attempting to sell your house. Unlike working with a Realtor, we will make your payments while we are trying to sell your home, so if it sits empty: we will still make those payments. Also unlike a Realtor, there is not a 6% selling fee involved. And normally when you sell your home, there is also a 3%-4% closing fee that is the responsibility of the seller. For example, if the selling price of your home were \$100,000 that would mean a cost of about \$10,000 to you. Not counting any monthly payments you have to make: utilities, maintenance, (such as grass cutting etc.) and repairs you might need to make before you can sell. And remember, if you get a buyer today it would take 45-60 days for them to get financing. That's 2 more payments you would have to make, and that's if you had a buyer today...what if it took 6 months?

The best part is, your loan doesn't even have to be assumable for this to work! Regardless of the type of loan - assumable, non-assumable, assumable with qualifying, FHA, VA, Conventional - our program works in just about any situation.

Ms. F. Johnson used this same program sell her house. She was holding down 2 jobs in order to support 2 house payments. She wanted to save her credit but the only solution seemed to be just letting one of the houses go into foreclosure. Then she learned the "how to's" of this Special Report and called. Ms. Johnson's home was purchased subject to the underlying mortgage and closed quickly. Away went her headaches!

Here is a letter from a homeowner in a market similar to yours who needed immediate help selling her home:

"To Whom It May Concern:

A few months ago I saw an ad in the local newspaper that read "We Buy Houses" I was already trying to sell my house for several months, without any real offers. I even tried listing with an agent but that didn't work. So I decided to call the ad and see what this was all about. I spoke to a young lady named Tracie. She came over with Peter and we talked about all the ways

their company could help me. I explained to them that my son, who lives out of state, just built a new home for me so I could be closer to his family. I decided to take their "all cash" offer, since there was no mortgage on the house. It was a bit less than what I was asking, but I didn't have to worry about trying to sell it any more.

Today is the closing and I have my check in my hand! Boy, I'm glad that I called that day to see if they could help and they did. Thank-you, Tracie and Peter!"

Sincerely,

Helen Russiawa

Now, I know this is a lot of information to digest at one time, but if you're still with me at this point, chances are you're interested in doing whatever it takes to **get your house sold quickly!** We'll be in touch with you in the next few days. If you're ready to act NOW or have some immediate questions, you don't have to wait for our call . . . You can contact us right away at **888.396.8992.**

If you want an alternative to the stale, conventional way of selling your home, pick up the phone and call right now! You have everything to gain and nothing to lose!

If by chance we can't do business, that's OK. We can still be friends, but I honestly believe you'll be pleasantly surprised when you call.

We specialize in buying houses quickly. We urge you to let us try. You have nothing to lose.

P. S. 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. . . eating up the precious income you work so hard to earn. Your home is an asset. . . sell it as an asset. Don't let it become a liability, a burden, and the proverbial "monkey on your back". **Even a Dream Home can become a Financial Nightmare.** There's a real good chance we can help. Call us up today! The phone call will give you more answers you need. Don't procrastinate. . .

Call Today - **HomeThirst 888.396.8992**

P. P. S. We have helped many people in your situation right here in Texas. We so look forward to an opportunity to prove to you there really is a fresh, new alternative to selling your home quickly. Make us prove it!

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Special Report

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