

# HOW TO SELL A HOUSE FAST



ANY AREA, CONDITION,  
OR PRICE RANGE!

If you need to sell your house fast, you don't have time to worry about Realtors, fees, commissions, or the hassle! Use this guide and learn to sell an unwanted property quickly, without any hassles or headaches...

Most people only know two ways to sell their property... however there is a network of real estate investors nationwide who are buying houses every day! These investors sometimes rent the property to others, renovate the property and sell to a retail buyer, or in some cases resell the property to another professional house buyer.

By reading this guide, you will learn how to use the knowledge of these investors to sell an unwanted property quickly, for a fair price, and without the stress and effort commonly encountered.

*Property owners usually try to sell their houses in one of the following two ways:*

“For Sale By Owner” (aka FSBO) or through Real Estate Agents. In some cases, the homeowner is forced to rent the property as well, which may or may not be a good solution to an unwanted property.

**Let's talk about the two most common ways to sell a house:**

### **For sale by owner... where you try to find a buyer on your own:**

Folks who try to market their house by themselves usually think that it will cut down on costs and make them more money, but it isn't as easy as it would appear.

In order to sell your home “by yourself”, you will be responsible for the marketing and its costs. You have to pay for any ads you buy, as well as signs in the area, flyers, brochures, and any other type of marketing. Let's not forget the time it takes to write the ads, hang signs, distribute flyers, and actually hold your open houses.

Keep in mind the amount of legal paperwork that needs to be completed in order to sell your property. There are title searches, disclosure statements, and pre-qualifying the buyers, just to name a few of the tasks you have to complete legally. Sure you can hire an attorney, but what if you do all this work and the house STILL doesn't sell? Now you're “negative”.

Unless your home is perfect, you will have to fix your home up to make it more marketable to buyers. You might need new siding, or other repairs that could

cost you quite a bit before putting it up for sale. In addition, in the current “buyers market”, you’re competing with other properties that have been renovated specifically “to sell”... and even if you paint, carpet, and do some general fix-up, other competing houses will almost always have more effort and money put into them.

The amount of time, money, and effort, involved with this method can be overwhelming. In addition, you’re competing with properties that Realtors are spending big dollars on (in both repairs and marketing) to bring to market.

After all of the work you’ve done, and all of the money and time you’ve put into it, you’ll find yourself showing you home to complete strangers and hoping someone will make an offer. You may not have as good as a “sales pitch” as a Realtor, nor the long list of buyers already “in the market” at your disposal.



### **The other method, is using a Realtor to sell your house:**

The other “common” choice is to list the property with a Realtor. In a “sellers market” this is a good option... but in a buyer’s market, even houses listed by an Agent commonly sit on the market for months to years.

In addition, although a Realtor is certainly working “for you”, she is usually working for dozens of others as well. They are usually dealing with dozens of homes and perhaps clients, at a time, so it would be impossible for them to focus on you and your property exclusively. In many cases (for obvious reasons) a Realtor will “push” the houses they are making the most money on, are closer to the end of the listing agreement, or simply a house that is “prettier” or an “easier” sale.

There are many reasons why “your” house may not get the attention from the Realtor that “you” feel it deserves. Obviously, the Agent has to make a living as well, and other houses may just simply be a faster, easier way for the Realtor to get a commission than your property is... unless of course you take a terribly low offer, or spend a small fortune on repairing and renovating your property.

Your home will be listed on the MLS, aka Multiple Listing Service, but you have no guarantee your house will be his/her main focus, or even get shown at all. Yes, the Realtors WANT your house to sell, but how much effort goes into it after it’s listed is sometimes questionable.

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**630 857-6457!**

In addition, many new agents focus a great deal of time on learning how to get new listings, versus learning the art of selling? They're taught to "list" properties, and hope other Realtors find the buyers.

*How fast do you want to sell your house?* Unfortunately, the market has fallen like a brick, home sales have halted, and properties in some areas are sitting on the market for over a year!

In addition, due to the tightening of the lending market, it's common for lenders to approve a new home buyer, then literally "change their minds" and not fund the sale at the closing. It's a bad time to sell!

So what's the solution to selling an unwanted house? Maybe you can't afford to "fix it up"... maybe you can't wait 6-10 months to sell... maybe you're in an area that houses just sit, and sit... and sit.

If you have a house or house payment that you don't want anymore, you don't have the time to list with a real estate agent. You may not have the funds to renovate before selling... or the knowledge to sell the property on your own.

*What other costs are involved?* Before putting your home on the market, a Realtor will ask you to fix it up first. *Do you have the money and time involved to do that? Even after putting time and money into your house, there is still not guarantee it will sell.*

### **I've got an idea! Find someone who has recently sold their home and ask them a few questions.**

- What did they have to go through to sell it?
- How much did repairs cost?
- Where there unexpected last minute costs?
- How much did they pay in commissions and closing costs?
- How long did it take from first meeting with agent to final closing?

Your eyes will be opened once you get their answers....BUT here's the SOLUTION TO YOUR PROBLEM! There IS a way to sell your house without working on trying to sell your house yourself or using a real estate agent.

You can sell a house FAST, without doing any repairs, without placing any ads, showing the house to a slew of strangers, or waiting months on end while praying you can make the payments! (or worse, hoping a vacant house doesn't get vandalized!)

## **You are ALREADY in touch with a highly motivated, qualified, buyer!**

READ ON and learn how to save yourself a ton of cash, time, and headaches!

We are the buyer that you have been looking for! The owner of the website you downloaded this from is an active, trained, professional house buyer!

We are always looking for houses that meet our criteria for buying and selling! After contacting us, we will get you an offer within a day or two's time. We can save you money, time and effort without the following:

- There's NO Realtor fees or commissions
- NO costly home repairs (we'll buy it "as-is"!)
- NO marketing efforts needed on your part
- NO time spent showing your home to strangers
- NO more unwanted payments

The owner of this web site is ready to act immediately on your behalf as a qualified buyer! We have financing readily available, and in some cases are ready to pay cash for your home. You'll receive a price that is fair, and your house will be sold much more quickly than using other methods... without the headaches and stress that usually come with the sale of a property.



## **You might have an offer within days, and a closing in a week!**

*Here are the steps to get rid of that unwanted property:*

1. **Call us NOW-** We'll discuss your house and we can tell you right away if we can help you by buying your unwanted property.
2. We'll mutually agree on a purchase price that is a "win-win" situation for us both.
3. We will discuss financing strategies to choose from to fit your needs. We might offer to begin to make your mortgage payments, or give you all cash at the closing. There are several options, all dependant on the situation.
4. We'll help with everything. Paperwork, title search, closing arrangements, etc will be taken care of.

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Your house will be sold FAST, you will NOT have to do any repairs, and you can move on with your life!

**Here's what you should NOT do:**

- Do NOT do any repairs!
- Do NOT do any marketing!
- Do NOT show the property to anyone but us!
- Do NOT put off calling the movers!

If you do decide that you do want us to help you sell your house, we will start working right away to get your sale underway.

**IT'S REALLY THAT SIMPLE!**

We are only a **phone call away** to help you sell your house and get out of debt quickly! It doesn't matter if you're behind on payments, the house is in disrepair, you're still living in the property, or if it's vacant. We don't care if it's in a good area or bad, the condition, or price range... so call us NOW!

We are highly committed to helping you get out from under your mortgage payments, helping you find a solution, and getting on with the next step in your life.

Even if you're not sure this is "for you", call us anyway, if for nothing else, to get any and all of your questions or concerns addressed. We're happy to share ideas even if you don't end up letting us buy your property.

However, there's a VERY STRONG chance we're the solution. Our network has helped many property sellers nationwide sell a house and move on with their lives... and there's NEVER a cost to you!

**Give us a call so we can help you too!**