

CLICKY ANALYTICS

Free Special Report

Sell Your House in 7 Days or Less!

 [Print Now!](#)

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? **Homes R Us** 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.

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 pocketbook." 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!**

I'm ready to sell my house now!

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.

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,

Homes R Us

We're not Realtors[©] and we're not associated with any real estate agency. We are real estate investors that are more than qualified to buy your home and very interested in doing just that. 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.

Be sure to visit our [Testimonial Page](#) and view a few of the homes we've recently purchased. Homes like yours, from owners like you. In each situation, the owners wanted out of the house, and wanted their mortgage taken care of. We did exactly that, in their time frame. No hassles, no broken promises, just the kind of results that you want and deserve.

[Homes R Us wants to buy your house now!](#)

beautiful homes of all shapes, sizes and price ranges... what kind of real "selling" would you actually do?

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 6 months to 1 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.

I don't want to list my house, I want to sell it!

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 **Homes R Us** can help.

What if we were sitting at your dining room table 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 sitting at your table. What we do know... and what you should know, is...

If you complete our [Online Seller Questionnaire](#) or Call (203) 537-0428 and give us the facts, we'll either tell you on the spot we can't help, or come and leave you with one or more offers... usually within 24 hours.

As professional 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.

The purchase price and the terms of our agreement will be sufficient, we guarantee it. 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... 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 we said earlier, 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, they're tired of the same old neighborhood, they need something bigger or something smaller. It could be death or divorce or a 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.

For whatever reason, that house has become something to move beyond. To sell, to put behind you, so you can get on with the business of living your life.

Granted we don't know your particular reasons for selling, we do know how to get your house closed as quickly and as professionally as possible. In fact...

Here's the game plan to sell your house *fast*...

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 work out monthly payments for a period of time. Whichever way you go...

You can get immediate relief from making your monthly mortgage payments!

Please don't misunderstand or assume that we have to "steal" your home, 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 minutes if we can help. Now that we've got that clarified, allow us to give you a few examples of how we might help.

Mainly what we can do is take your home over subject to the existing mortgage. This means, we will be responsible for your mortgage payments and maintenance on the house. We will put a tenant/buyer in the home and help them get financed. At that time, they will be getting the home re-financed in their name.

Unlike working as a Realtor, we are professional home buyers. We agree to make your mortgage payments while we find a buyer for the home. So if the house sits empty, we can often times make those payments. Also unlike a Realtor, there is no listing agreement and no 7% 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, even if you were to get a buyer today, it usually takes them 45-60 days to get financed. 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 6 months to find a buyer? Or a year?

I don't want to wait, I'm ready to sell now!

One of the main 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 finds 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 - 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!** Now seriously, does it get better than that? As we stated before, our program can work in most any situation.

I'm ready for you to make my mortgage payments!

Benefits to Sellers

The following is a list of the benefits of our program and how they apply to you, the seller. Some of these points might not apply to you, but most should:

- **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" your home, waiting 45 days for buyer to qualify and then finding out the deal fell through for any number of reasons. Then the process starts all over again, but the pressure is really on you now.
- **Avoid Sales Commissions** - No need to pay a Realtor the typical 7% 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 home, not listing it.
- **Eliminate Time Consuming House Showings** - Show your house to us. If we buy, you won't have to show your home ever again! On the average, we show your home less than 4 times, nearly always after you've moved out. We find qualified, motivated tenant/buyers who want to live in a beautiful home such as yours.

I'm ready to sell my house now!

Still need more reasons to [Sell Us Your House](#)? Then just keep reading... Not everyone wants to know all the details of how we work, but just in case you're interested, we'll tell you exactly how we do it...

The "Subject To" Process

Usually we begin with a phone call or our [Online Seller Questionnaire](#) to find out some preliminary information concerning your property, the desirability of the home, mortgage information and your timing and motivation.

Next, we meet in your home and review the paperwork. In preparation for this meeting, we usually have performed a competitive market analysis to determine the approximate value of the home. At this meeting we 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.

While we're in your home, you can show us any repairs or cosmetic improvements that need attending. If we come to terms during our visit, we sign a Standard Purchase and Sales Agreement outlining the details of our transaction. We further agree on a schedule for signing the final closing documentation and for change of possession. 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 meeting, we run a title search to be sure that there are no encumbrances that would cloud the title when we next meet. This search takes about two days, but provides us both with the certainty of the ownership, status of the liens (mortgages and promissory notes), and gives us the exact legal description for creating a Warranty Deed.

At our next meeting, we sign all the paperwork. The Warranty Deed and several of the other documents require notarization. Several copies of each are signed, and you get one copy of each document for your records.

Our last meeting is when your moving vans are loading your possessions. At this brief meeting, we ask that you give us the old paperwork for the house, garage door openers, keys and a list of all the utility companies. We will contact them to switch payment of the services. Since we're going to send in a cleaning crew, there is no need for you to spend much time making your home pretty as you move out. However, we recognize the pride that you have in your home and we always appreciate the Seller's housekeeping efforts when they move out.

After you move out, we provide cleaning and maintenance efforts to assure that the home is in "move-in" condition. Typically we don't show homes more than 3 or 4 times to prospective tenant/buyers. Using our techniques for advertising and pre-qualifying, tenant/buyers have few reasons not to sign an agreement to purchase the home.

You will probably not hear from us for sometime after we take possession of your home. 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.

I'm ready to get started now!

Frequently Asked Questions

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 did, that is our problem. We would be 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, and not a "tenant" in the traditional sense. Damages are rarely a problem. Again, if it happens, we'll fix it at our expense.

When will you sell the house?

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. We'll meet face-to-face after you call and take the opportunity to get to know one another. 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 in our abilities, and able to sleep well at night without worrying about your home or your payments. In fact, we wouldn't enter into any agreement with anyone if we weren't completely confident in that person ... and we don't expect any less from you. 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?

Why wouldn't we make the payments as we agreed? 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 our paycheck on Friday.

We can pay you directly and let you forward it to the mortgage company yourself. Or, we can set up a third party escrow company to collect from us and pay it for you. You can also choose for us to pay your lender directly. This is the most common technique and the one we recommend. We handle all the paperwork. If we didn't pay, the lender would immediately notify you. You can also call your lender's toll-free number at anytime to check on the status of your mortgage payments. So whichever method you choose, you're always on top. 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, but obviously a Realtor won't make your payment or maintain your property for you while they're attempting to sell your house. We're willing to make your payment and maintain the house until our tenant/buyer gets their own financing. We'll give it our personal attention, and you can forget about it until our

tenant/buyer is ready to buy.

[Click here for more Frequently Asked Questions](#) or complete our [Online Seller Questionnaire](#) now!

Homes Like Yours, People Like You

This couple called us and sold their home within 3 days. 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 a ball-and-chain, holding them back from quickly moving "back home" to that new job.

You see all these folks wanted was to get out from under the liability of trying to sell their home. After contacting Realtors and Property Managers, we were selected. Our deal was struck within 3 days, and they moved to Texas in 2 weeks. We made all the house payments, were responsible for all the house maintenance and Stacy and Bob were able to get on with their life. With no blemishes to their credit, they were able to look forward to a life without the burden of their previous home.

Our objective was to find a quality tenant/buyer to occupy the house until they were ready to buy. After a quick title check of the Meadows' home, we immediately began our marketing campaign and to be honest it was easy!

You see, in this business you develop files on qualified buyers looking for houses. They all have their own criteria as far as monthly payments they're looking for, down payment they have, how many bedrooms and bathrooms, etc. So we simply began calling some prospective clients, knowing that this house met their criteria. The third couple we called wanted to see it right away, so we met them at the house that afternoon.

The next day they called us, wanted the house, and we met at the house the next afternoon to sign the papers. It was that quick and easy! We immediately began the process of walking them through the details required for the acquisition of the home under our Option program. We make our profit when our tenant/buyers gets re-financed and purchases the house, so we aggressively look for qualified buyers.

This program worked for the new tenant/buyers and the Meadows. No, we can't promise you we can do the same for you. Frankly, depending on the type of home and season, it usually takes longer than a couple of weeks.

But remember, buying homes subject to the existing mortgage is only one of many tools in our "arsenal". There's just no way we could possibly answer every question and every need you may have in this single Report ... 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, one where you think we could possibly help solve...

[Complete our Online Seller Questionnaire](#) or Call (203) 537-0428 today!

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. We urge you to let us try.

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'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 by completing our [Online Seller Questionnaire](#) or **Call (203) 537-0428**.

If you want to try the new, trend-setting alternative to the stale, conventional ways of selling your home, pick up the phone and call us now! You have everything to gain and nothing to lose!

As we said before, if we can't do business today, that's OK. We buy lots of houses and we don't have to buy your home. However, we do get calls from tenant/buyers every day and we're always looking for homes for them. Nice homes in nice neighborhoods just like yours.

Just remember, 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, 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, or a "rope around your neck". Even a Dream Home can become a Financial Nightmare. There's a very good chance that we can help... call us today! The phone call will give you more answers... answers that you need. Don't procrastinate... Call or complete our [Online Seller Questionnaire](#) now!

Again, you can click here for our [Online Seller Questionnaire](#) or Call (203) 537-0428 Now!

We look forward to working with you soon!

Sincerely,

Homes R Us

P.S. Be sure to [print](#) and save this Special Report with your important papers. You never know what the future might hold for you or a friend.