

Special Report



Sell Your Home Without Stress

**CREATED AND DISTRIBUTED AS A COURTESY OF
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HOW YOU CAN SELL YOUR HOME WITHIN 7 DAYS!

Selling your home can be a nightmare! But that's why you are reading this special report. While we can't promise to buy your home during the next week, we can tell you that we're constantly looking for and buying nice homes like yours - from people who just wanted out of the house and wanted their mortgage taken care of. We did exactly that, in their time frame.



IS THIS YOU?

People who've never tried to sell a home themselves might not understand all that's involved. The **details**, the **time**, the **waiting**; the ads that **never seem to make the phone ring**; the **nerve-shattering showings** that require you to put up with strangers walking through your home; the same strangers who feel obligated to scrutinize the most trivial features of your decorating tastes. People, who will smile, nod and act serious, but never call back.

Or maybe you've had the house listed with a realtor, possibly had it on the market for **months and months** with only a few showings and no offers. Or maybe you've had some showings but you've been told the house just isn't worth that much anymore.

Can you tell we've been there? We're property investors who buy as investments, so we know what homeowners go through when they try to sell their home.

Sometimes the reasons aren't so good at all... **bankruptcy, divorce, foreclosure**. Maybe it's a new job that requires a move. Maybe it's a company downsizing. Or a marriage or birth. **Thinking about selling** can quickly become **needing to sell**. Whatever the reason, the house has become something to put behind you, so you can get on with the business of living your life.



GAME PLAN

What if we're sitting at your dining room table right now and told you we wanted to buy your house? **No sweat** on the credit. **No problem** with the non-assumable loan. **No problem** catching up any payments in arrears. Would you perk up a little if that were the case?

If you call us at 618-978-1461, we can usually tell you within a few minutes whether we can work with you or not. If we can work with you, we'll come out to meet you

and possibly leave you with one or more offers 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 we'll 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.**



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 work out monthly payments for a period. We've worked with all kinds of circumstances and we know how to create solutions after so-called "experts" have given up and quit.

Mainly what we can do is take your home over subject to the existing mortgage and utilize the existing financing already in place on the property. That means **we will be responsible for your payments and maintenance.** You get **immediate relief** from your mortgage. We will make payments on your loan while our tenant/buyer builds equity and finds their own financing.

We can take care of all the paperwork in about a week. We simply order the title research, and draw up the papers. We can set a date when you can move out and we will take over the home after that.

BENEFITS TO SELLERS

For you, the Seller, there are lots of benefits to this program. Maybe not all these points apply to you, but most should:

- **Rapid sale of your home** – You select the date that you want to move out. We can complete our transaction in 7 days!
- **Certainty of Sale** – Avoid the disappointment of 'selling' your home, the 45 - 60 day wait for the buyer to qualify, only to find out the deal fell through for any number of reasons. Then the process starts all over again. That's more payments you have to make, and still no guarantee the house will sell.
- **Avoid Sales Commissions** – There's no listing agreement. Remember - we are BUYING your home - and no need to pay a realtor the typical 6-7% 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, Courier Fees, Recording Fees, etc. Additionally, you avoid closing costs, which are the responsibility of the seller, and typically run about 3%. Just add that along with the typical 6-7% realtor fees onto a \$100,000 home and you're talking around \$10,000 that would come directly out of your pocket.
- **Eliminate House Showings** – You won't have to show your home anymore. Since we'll find the qualified tenant/buyers we won't show the house until after you've moved.

Closing Statement	
Commission	\$
Appraisal Fee	\$
Title Policy	\$
Deed Prep.	\$
Credit Report	\$
Closing Fee	\$
Recording Fee	\$
Termite Insp.	\$
Real Estate Taxes	\$
Escrow Exchange	\$
Home Inspection	\$
Insurance Escrow	\$

THE 'SUBJECT TO' PROCESS

After the initial phone call where we find out some preliminary information about your home, the mortgage information and your timing, we may decide to meet you at your house to give you an offer.

At your house, we'll review your paperwork where we explain the required documentation, such as a **Sales and Purchase Agreement, Warranty Deed, Power of Attorney, Disclosure Statements, Notices to Lender and Insurance Company**. We leave samples of all documents that will be signed so that you may review them with whomever you choose.

You can show us any repairs or improvements that need attending. We agree on a schedule for signing documents 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 the initiation of our advertising.

After this meeting, we run a title search to be sure that there are no problems that would cloud the title. Then at our next meeting, we sign all the forms. The Warranty Deed and the Power of Attorney require notarization. Several copies of each are signed, and you get one copy of each document for your records.

Our last meeting is on your moving day. At this brief meeting, you'll provide the garage door openers, keys and a list of all the utility companies. We will contact them to switch payment of the services.



After you leave, we'll find a qualified tenant/buyer to sell the house to. When our tenant/buyer exercises their option to buy, your mortgage gets paid off (using the Power of Attorney documents) and you'll be notified that your mortgage has been satisfied.

WHAT ABOUT...

WHAT IF THE TENANT/BUYER TEARS UP MY HOME?

Under our agreement, if anything would happen, **we repair it at our expense.** Our objective is to find a buyer who will eventually qualify for a loan, and not a 'tenant'. Damages are rarely a problem. Again, if it happens, we'll fix it as per our written agreement.



WHEN WILL YOU SELL THE HOME?

We can't give you an exact time. It will be up to the tenant/buyer to make that decision within the time frame they have. We can tell you that we get paid when they buy, so obviously we'll be pushing them to do so... quickly!

HOW DO I KNOW I CAN TRUST YOU?

We understand your concern. We shoot straight and we know this business. We believe we can create a solution that will work for both of us. If you're not comfortable after we meet, we'll shake hands and go our separate ways. **We want you to be able to sleep well at night without worrying about your home or your payments.**

WHAT IF THE PERSON WHO MOVES IN THE HOUSE DOES NOT PAY?

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

HOW DO I KNOW YOU'LL MAKE MY MORTGAGE PAYMENTS?

Why would we not make the payments? We don't make any money until we get the home refinanced into the next person's name. That would be like working all week and not going to pick up our paycheck on Friday.



If we didn't pay, the lender would immediately notify you. Also remember that any increases in taxes, insurance or homeowner's dues are our responsibility.

WHY SHOULD I GIVE YOU THE DEED WHEN THE MORTGAGE STAYS IN MY NAME?

What we can tell you is that different people do it for

different reasons. The bank will not let us assume the mortgage on your house. In order for both of us to make a fair return on the deal, we keep the existing financing in place.

WHAT IF I WANT TO PURCHASE ANOTHER HOME?



If need be, we will give you a contract showing the mortgage company that the payments are being made by us, so it will be a 'wash'. Example: \$700 home payments on a mortgage offset by \$700 income from the contract.

We'll free up your debt ratio so you can qualify immediately. Be sure and let us know if those are your intentions.

WHY DON'T I JUST LIST WITH A REALTOR?

That's an option, but obviously a Realtor won't make your payment for you while they're attempting to sell your house. We're willing to make your payment and maintain it until our tenant/buyer gets their own financing.

WHAT DO WE DO NOW?

Remember, this single report won't answer every question. But If it strikes a nerve - If you find you're in a position where you think we could possibly help you, call us today.



We honestly believe you'll be pleasantly surprised when you call, and if you've gone this far, chances are you're ready to do whatever it takes to **get your home sold quickly**. Call us today - you have **nothing to lose**. Just remember, **we don't want to list your home, we want to buy it**.

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. Don't let your home become a burden or the proverbial "monkey on your back." **This call will give you answers** - answers that you need. **Don't procrastinate. Call us today at 618-978-1461.**

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