**TYPES OF PROPERTY WE PURCHASE**

**Basic Purchase Guidelines:**

**Any Houses that are distressed, whether financially, and/or physical distressed, and/or upside down, in foreclosure, or even in imminent foreclosure.**

**We like houses that are in need of updating, rehabbing or distressed.**

**We will carefully consider properties that have Mold, Asbestos, High Crime Stats, High Sex Offender Stats, Flood Zone, Meth, Death, Pest Infestation, and where tenant(s) may need to be evicted.**

**We also buy homes where homeowners owe more than they can sell for, (Short Sale) that cannot, or will not, come to the closing table with money to close. (These maybe Homeowners that want to avoid a short sale, or cannot do a short sale for various reasons including security clearance reasons we may have a solution for that challenge too.**

**We also do Lease Purchase and Seller Financing as well – Whether buying or selling or whatever it takes to make a deal work. (Commissions are always paid on all deals)**

**Properties with values up to the FHA Financing CAP range for that area and/or the average sales price for that area. (Again if it’s a distressed property we want those regardless of price) -------------------------------------------------------------------------------------------------------------------------------**

**LOOKING FOR THE FOLLOWING PROPERTIES SITUATIONS:**

**\*Non-Owner Occupied (I Just need the property address to locate the owner(s)**

**\*Out of State Landlords (Just need the property address to locate the owner(s)**

**\*Vacant (I just need the property address to locate the owner(s)**

**\*Low / No / Negative Equity (“Short Sales”) Properties (Our Attorneys do all the Short Sale negotiations and the Short Sale Package).**

**\*Dismissed/Discharged Bankruptcy Properties**

**\*Divorce Properties**

**\*Pre-Foreclosures Properties (We stop foreclosure)**

**\*Bank Owned (REO – Real Estate Owned)**

**\*HUD Homes**

**\*Auction Site Homes – Auction.com, Hubzu.com, Xome, ect… (Just because they are on an auction site does not mean we can’t stop the auction and put an offer in and purchase)**

**\*Rentals/Leases found on Zillow & Redfin - ask the owner – (“If I lease your property for a year or more will you sell to me?”)**

**\*For Sale by Owner & FSBO Websites**

**\*Tax Liens Properties (Property should be a least a couple of years behind on taxes)**

**\*”We Buy Houses” Companies (leads they are throwing away – the discount was just not enough for them to purchase – we do)**

**\*Building Lots/Infill Lots - Existing ready to build lots.**

**\*Raw Land - Pretty Much Look at anything anywhere.**

**\*MLS Properties. (Offer on properties that are over the average days on market, expired and withdrawn listings) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**We can stop most foreclosures and we want to buy the house, or get it negotiated down to where it is an approved short sale. We take have the standard time to get the Servicer/Lender Short Sale approval. \*(NO BPO REQUIRED ON OUR SHORT SALES)**

**On Short Sales, you the Realtor will be going to the homeowners with an offer in-hand (ours) and to list the property, as required by the Servicer/Lender. Or on listed properties you will be the Buyer’s Broker. Double Dip! We do require a 30% referral commission. (Remember I am paying the retainer fee for the negotiating Attorney Law Firm, and you do not have to complete the Short Sale Package with the homeowners. Set it and forget it.**

**Eight possible bonuses that homeowners in foreclosure should know about, and help you stand above other Realtors and get the listing, and be the expert in your field and in your area: 1). Instant offer 2). Stop an imminent Foreclosure (if and as needed) 3). No foreclosure on their credit 4). No deficiency judgment 5). 1099c waived 6). Homeowners stay in their house longer for “free” (while we postpone the foreclosure auction date, while the homeowners can save up for the eventual moving costs, first, last & security deposit). 7). Buy again sooner (Completed foreclosure will be on the credit for up to 7-10 years) 8).Possible relocation money.**

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**We use attorneys to do our short sale negotiations so there is no lender games. (If you’ve done short sales you know exactly what I mean) Agent DO NOT have to complete the Short Sale Package with the Sellers our Attorneys do.**

**NO BPO’s are required in our “Short Sale System” – (that is not a typo!)**

**In a deal where the Realtor is the procuring cause if a property we buy, and where we have to do a Lease Purchase or Seller Financing, where we do not list the property, because there is little or negative equity, and to protect the Realtors’ time, work and commissions, we have a Buyer’s Broker Addendum to add to your standard Buyers Broker Agreement protecting your commission.**

**ALL sales completed through a Title/Escrow Company or Closing Attorney.**

**If requested, and for a very nominal fee, we can supply off market leads of distressed homeowners or any homeowners in your MLS area with their phone and email information.**

**We are Paralegals, Bankruptcy Preparers, Real Estate Brokers and Private Money Brokers.**

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**Sample Pre-Foreclosure Ads**

**If You Are In Foreclosure, There’s No Reason to Move, Ask Me How?**

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**Never, Ever Give Up Your House to Foreclosure**

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**I Can Save Your House in Foreclosure for the Price of Rent**

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**I Buy Overpriced Upside Down Houses “As-Is”, “Where-Is”, Foreclosure or Not**

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**Even If Your Situation Seems Hopeless I’ll Buy Your House Today “As-Is” For up To Full Price or More**

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**I’ll Pay Full Price or More For Your House**

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**Get As Much As If You Listed, Marketed, & Sold Thru a Realtor No Waiting - No Marketing - No Repairs**

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**Walk away Today Sell Your House “As-Is” For a Fair Price On The Day of Your Choice**

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