



# Proven techniques on how-to sell your property in one week

How would you like to sell your property in just one week? No headaches, no frustration and without the usual struggles that come with the normal process of selling a property? Due to the current downturn in the real estate market, MANY people are turning to private, ready-to-buy companies to relieve them of their property problems.

As a property owner, you could have one of hundreds of reasons that require you to sell your property fast. No matter the reason, you can quickly sell your property without the complications and time-consuming processes required for a normal sale. Get cash from your property in a matter of days - no agency contracts, no advertising, no stress, you don't even have to repair or clean your property.

## How much time do you have?

This is the question you really have to ask yourself. Dealing with us you can sell your property in as little as one week, 168 hours.

In today's market, the conventional route of selling your property could take a VERY long time. This process can take months, even a year or two. In dealing with our company you eliminate the daily effort of dealing with the long checklist of updating the property, making all of the long-needed repairs that you have put off for years, cleaning everything from top to bottom, repainting, landscaping; the list goes on and on.

When you sell your property retail, buyers nit-pick every little detail of your property. Even if your property is in good shape, they may not like the color of the carpet. It is reasonable that if someone is buying your home to live in they will want everything to be perfect.

If you choose to list with a real estate agent, understand that most of them will require an exclusive right to sell your property for a minimum of 6 months, usually longer. Not only will agents try to tie your home up for a long period of time, it is in their nature to require your house to be in great "show" condition, meaning they may insist you do certain repairs and clean-up work to make it show better.

Maybe you have that much time, waiting for the "right" buyer to stumble on your property. If you don't, then maybe it is time to be proactive in your approach to selling your property. Why not contact someone who actually wants to buy your property today and most often as-is? How about a buyer that will pay you cash, allowing you to pay off your mortgage, insurance and taxes, while avoiding the need



for you to repair and clean your property? Is this even possible? Absolutely! In today's challenging real estate market you can avoid frustration simply by contacting our real estate investment company with no obligation, hassles or fees and receive a fair offer.

## What do you mean by a fair offer?

Each property is unique, just as your needs are, and we will do our best to design a fair, win-win proposal on your property. If you are hoping to sell your property for market value, we recommend making the necessary repairs and updates, list your home with an agent and wait for a retail buyer to get qualified. Feel free to contact us as we can recommend an efficient and effective real estate professional that can help you get current market value for your home.

With the current economic condition of the real estate market a complete mystery, our company understands that real estate is a risky investment. Even with so many economic factors in the hands of fate, we will do our best to make you a fair offer on your property. It does not matter if you are hoping to sell a high end home, vacant land, homes in need of minor repairs, and yes, even the ugly homes that need huge rehabs. We are vigilant in our search for the properties that we can put our full effort into improving and selling for a profit, and your property could be the next one we buy! Let us know if you have more than one property you would like to sell.

Our investors are interested in all types of property, no matter the size, shape or condition. Talking to our investors is the first step in the process of us taking a property off your hands and turning into our next project.

## I owe more than my home is worth, can you help me?

The answer is defiantly maybe. We cannot promise anything, however, if you are starting to fall behind on your mortgage payments we may be able to help. This is a complicated situation, but not a hopeless one. Do not give up until you speak with our company and learn what your options are when facing foreclosure.

## Why should I sell my property to you?

The obvious and best reasons for selling to us is time and money; we pay with cash and do so quickly - in as little as seven days. The purchase process from our investors still includes procedures such as an inspection, appraisal and the signing of closing documents, but since we avoid the process of a mortgage and don't need to negotiate on the terms of the sale, this process proceeds much quicker. The sale is almost always



"as-is" so there is no need to waste time negotiating on and doing the repair and cleanup work usually done before a sale closes. We won't ask you to fix that

front porch step, repaint the bathroom or repair the stove. For the seller who is looking for a quick sale in order to relocate, selling to us takes away the stress and hassle of a conventional sales process.

In addition a cash payment and saving time, selling to our real estate investment company has a cost-saving advantage you won't get elsewhere. Property taxes and insurance are normally paid by the seller up to the time of closing, however, when we buy your property we usually pay off the remaining mortgage, which includes the insurance and any property tax owing.

Let's take one more look at the pros and cons of a conventional sale.

Some of the pros:

Close to market sales price.

Some of the cons:

Having to wait for the perfect buyer to find your property.

Price is you can actually get is determined by an appraiser and a bank.

Having to wait for that perfect buyer to obtain financing.

Paying a commission to an agent.

Repairs – Repairs are not just requests from the buyer. Most lenders will not lend on a property until it is in acceptable condition.

Waiting ...

Having many strangers walk through your property and pass judgement.

Worrying about the results of the inspection the buyer's lender requires.

Permits – Did you pull all proper permits when adding on to your home or updating features or facilities?

Waiting....

Having that perfect buyer pull out after 2 months of negotiations.

Making repairs and then ... waiting some more.

Although our investors are helping you to sell your property fast, ultimately our goal is to make a profit through selling your property to someone else. Due to the current economic conditions we have to gauge our offer accordingly. Our cash offer may be below appraised value in exchange for relieving you of the burden of the property. You will avoid the fees regularly associated with selling a property, you will save the expense of repairs, and in some cases, we can help you get out from under a potential foreclosure. In certain cases our offer may provide you with zero cash at closing, but you can get a fresh start and walk away from the stress and the even worse damaging effects of a foreclosure or bankruptcy.

In closing I wish to share with you two quotes by the great Ben Franklin



“Time is money” “A penny saved is a penny earned” By selling your property quick, you save time.  
Time = money

Saving time = earning money

Even though we are investors and cannot pay you full market value for your home, we can save you “money” in other ways. Sell your property fast and move on from your real estate nightmare.

## Contact us today

The closing on your property can happen within 7-14 days due to the fact that we are always ready to buy a property that shows potential. When you contact us we will make an appointment to see your property. Don't stress about the mess, we don't care about the things most buyers are looking for in a property. We are looking at the big picture, features and potentials that most people don't see.

Our contact information is available on our website or in the e-mail(s) we have sent you. When contacting us, make sure you have as much of the pertinent information as possible regarding the property(s) you want to sell. Important information includes; property address, square footage, lot size, age, an idea of necessary repairs, etc. If you are behind on your mortgage, please make sure to have mortgage information available, including loan balances and payment amounts on all mortgages attached to the property, court sale date and your mortgage company's contact information. The more information we have the quicker we can process the sale.

Once we take over the only thing you need to do is move out and move on with your life! Thank you for giving us the opportunity to purchase your property.

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