

Special Report



Real Estate · Win, Win Solutions!

How To Sell Your House “AS IS” at a Fair Price on The Date of Your Choice



www.ImSellingAHouse.com



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

*Luck is when
Preparation
meets
opportunity and
opportunity is
always there –
Earl Nightingale-*

“How To Sell Your House “As Is” at a Fair Price on The Date of Your Choice!”

[N-VestCorp and Capital of California, Inc.](#)

Please Distribute This Special Report Freely

Provided that the content and links are left intact, as is, without editing, and that proper credit and attributions are made to the author and his website.

Copyright Notice

All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means, electronic or mechanical. Any unauthorized use, sharing, reproduction, or distribution of parts herein is strictly prohibited. You may and are encouraged, however, to freely distribute this document as a whole, without any changes or editing, or reprint its content as long as the links are left intact, and proper credit and attribution are included.

Legal Notice

While attempts have been made to verify the correctness and reliability of the information provided in this publication, the author and publisher do not assume any responsibility for errors, omissions, or contradictory information contained in this document.

The author and publisher are not liable for any losses or damages whatsoever, including but not limited to loss of business, profits, service, clients, information, or any other pecuniary loss. The information contained in this document is not intended as advice, legal, medical, financial or otherwise, and provided for educational purposes only. You are highly encouraged to seek the advice of a competent professional when applicable.

The reader of this Special Report assumes all responsibility and liability for the use of these materials and information. [N-VestCorp and Capital of California, Inc.](#), its agents, employees, officers managers assume no responsibility or liability whatsoever on behalf of the reader of these materials.

Additional Notice and Disclaimers

Any results depicted or implied in this document are atypical of most results. No guarantees, promises or suggestions of any results are made, whether implied or stated. Individual results may vary from those shown, and everything herein is provided on an “at your own risk” bases.

While the author has done his very best to make sure you enjoy this report, certain grammatical and typographical errors may still exist. Any such error, or any perceived slight of a specific person or organization, is purely unintentional. Wherever the neuter is not used, any one gender was chosen for simplicity's sake. This document was created with the hope that the reader finds its content useful and not analyzed for the purpose of gender equality, language correctness or writing style.

Words, phrases, ads and graphics, whether followed by “TM”, “SM” and “®” or not, are trade-marks and service-marks, of [N-VestCorp and Capital of California, Inc.](#), or are the trade-marks and service-marks of their respective owners, whether indicated or not.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Learn how to
avoid mistakes
that could cost
thousands of
dollars when
selling your
house.**

Contents

You may discover the perfect solution.....	4 -
In the following pages, you'll learn:.....	4 -
And even a small mistake can cost thousands of dollars.....	5 -
You need to ask yourself (and honestly answer) the following questions:.....	5 -
There are lots of different ways to sell a house.....	5 -
Now, let's take a best case scenario.....	5 -
But, let's look at the other end of the spectrum.....	6 -
In a case like this, you've got a serious real estate problem! A problem that can easily turn into a terrible nightmare.....	6 -
The price.....	6 -
Don't underestimate these price fluctuations.....	7 -
O.K. Now let's examine some of the different ways of selling your house.....	7 -
And they do it all for a fee of about 7% of the selling price of your house.....	7 -
Sounds pretty good, doesn't it?.....	8 -
But they don't learn much about advertising and marketing.....	8 -
And to top it all off, many of the "buyers" that agents run though your house aren't even serious prospects.....	8 -
Talk about a pain in the neck!.....	8 -
They don't want you present when they show it.....	9 -
Well, that's the good and the bad of using a real estate agent.....	9 -
Another option would be to try and sell your house for sale by owner (FSBO).....	9 -
There are some advantages to selling it yourself over using an agent, for example:.....	9 -
How many houses have you bought and sold in your life?.....	10 -
Then you have to start all over again at square one. It's a frustrating experience.....	10 -
But, frankly, it rarely happens that way.....	10 -
So what is the best way to sell your house?.....	11 -
You don't have a lot of time to sell your house because:.....	11 -
Your house is hard to sell because:.....	11 -
You've got to look at your house with a critical eye.....	12 -
So, what can you do about it?.....	12 -
Selling a hard to sell house takes three important steps.....	13 -
Here's a better solution, a way to sell your house quickly and easily, with a minimum of aggravation.....	13 -
Sell it to us!.....	13 -
We can usually close within a matter of just a few short days or as little as 72 hours.....	14 -
In cases where an all cash deal won't work, we have several other ways to help you out of your problem.....	14 -
This quickly gets the financial pressure of the payments off your back.....	15 -
With owner financing, we can usually pay a better price.....	15 -
And it can add thousands to the price you actually get for the house.....	15 -
Here's another option, one of our most popular programs.....	15 -
Here's how it works.....	15 -
The reasons could be:.....	16 -
If you're in this situation, you may have a big problem.....	16 -
In this case, there are only a few things you can do.....	16 -
This will get you out of the house and get the payment off your back.....	16 -
Avoid this at all cost! It's the absolute worse thing you can do.....	16 -
Here's how it works.....	17 -
Often it has nothing to do with their credit or income.....	17 -
Or, many of them are self employed.....	17 -
That's where we come in.....	18 -
Let's look at the advantages to you the seller.....	18 -
It's a win, win situation for everyone!.....	18 -
Can we really buy your house this quickly and easily?.....	18 -
Does your property meet our requirements?.....	18 -
Does all this sound to good to be true?.....	19 -



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**You will learn
that there are
lots of ways to
sell a house
and all about
the pros and
cons of each
method.**

“How To Sell Your House “As Is” at a Fair Price on The Date of Your Choice!”

If you want to sell your house by owner in the fastest, easiest, and most convenient manner, read this important message in its entirety.

You may discover the perfect solution

In a perfect world, when you want to sell your house, you'd be able to simply put a sign in the yard and run a classified ad in the paper and be flooded with buyers willing to pay all cash for your asking price. Unfortunately, that's not the way it works. Especially in today's current housing market. Selling a house in the real world involves a lot of stress, frustration, and hassle.

Selling a house is usually an expensive and complicated process. That's why real estate agents make thousands (sometimes tens of thousands) of dollars on a single sale.

Well, if you're like most people, you already have enough aggravation in your life.

In this report, you'll learn about the newest, easiest, and most profitable ways to sell a house in today's real estate market.

In the following pages, you'll learn:

- How to eliminate your monthly mortgage payments while selling your house...
- **All about seller financing and when it can mean thousands of extra dollars in your pocket...**
- How to sell your house with owner financing without incurring any risk...
- **How to sell your house even if you're behind on the payments...**
- How to sell your house (and protect yourself) even if it's already in foreclosure...
- **How to get out of a house when you have little or no equity in it...**
- A special technique which helps you get top dollar out of a “hard to sell” house...
- **How to sell quickly to a cash buyer...**
- A lighting fast way to sell a house that needs repairs...
- **And more...**



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

You will learn about the importance of pricing your house correctly so that you are not costing yourself thousands of dollars by picking the wrong price.

If you've ever tried to sell a house before, you probably learned it can be a very complicated, time intensive, and expensive ordeal. In fact, buying or selling a house is generally the biggest financial transaction most people make in their whole lives. It usually involves a lot of terms and procedures that most people aren't familiar with.

And even a small mistake can cost thousands of dollars.

Several factors determine how successful you'll be in selling your house. So you need to carefully and honestly evaluate how your house (and your personal situation) stacks up to the competition.

You need to ask yourself (and honestly answer) the following questions:

- How much money you want (or need) to get out of your house? Is that a realistic goal?
- **What's the condition of your house?**
- What's the condition of your neighborhood?
- **How much time do you have to sell?**
- What terms are you willing to accept?
- **How much (and what kind of) marketing will you do to find a buyer?**
- How accessible can you make your house to potential buyers?
- **How much money are you willing to spend to get your house sold (real estate commissions, bonuses, advertising, etc.)?**
- How much inconvenience are you willing to put up with while your house is on the market?

There are lots of different ways to sell a house.

Depending on your situation (and how you answered the previous questions), you may have several good options available to sell your house.

1. You could use a real estate agent.
2. **You could sell your house by yourself (for sale by owner, or FSBO).**
3. You could sell to an investor buyer.
4. **You could sell your house for all cash.**
5. You could sell to someone who has to qualify (and wait) for conventional financing.
6. **You can sell your house on a lease/option plan.**
7. You could sell your house with owner financing.

Now, let's take a best case scenario.

You've got a very pretty house, well decorated, with great "curb appeal," in an extremely desirable neighborhood where the houses normally sell



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Discover the
Real Cost of
hiring a real
estate agent
and the
importance of
their marketing
efforts**

in a week or less. And, you are willing to price it at the middle or lower end of the range of which other houses in the neighborhood have already sold.

And you have plenty of time to sell it. In other words, you aren't facing a job transfer, financial difficulties, or an immediate need for the proceeds of the sale. If that's the case, you'd probably be best off selling it yourself or hiring a real estate agent.

But, let's look at the other end of the spectrum.

Your house isn't one of the prettiest in the neighborhood, or the neighborhood isn't the greatest, or your house needs some repairs, or you have very little equity, or you don't have all the time in the world, or you're struggling to make the monthly payments...

Or, any one of a dozen other reasons.

In a case like this, you've got a serious real estate problem! A problem that can easily turn into a terrible nightmare.

But, don't worry. You'll find solutions to just about any real estate problem in this report. Now, let's look at one of the most important issues regarding selling your house...

The price.

The first thing to remember is that the market determines the price-not you. And certainly not a real estate agent.

In other words, your house is worth exactly what a ready, willing, and able buyer will pay for it- not a penny more - not a penny less!

If you price your house such that it is a "Steal", it'll sell faster. But, if you want to get more for your house than other people with similar houses are getting, it's going to take a lot longer. You'd be surprised at how many people overprice their houses and then can't understand why it won't sell. In fact, if a house takes longer than a few weeks to sell, that's often the reason.

But, The Price Factor Doesn't Stand Alone...

It fluctuates considerable with the rest of the "Deal". For example:

- If you want an all cash sale, which closes quickly, you'll generally get less than if you're willing to wait for someone to arrange a mortgage.
- If you're willing to offer some owner financing, you'll often get more for the house.
- If you want to sell quickly, you'll generally get less for the house.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

It may come to a surprise that most so called buyers are not qualified to buy and what's worst, some are not buyers at all.

But if you can wait for that "One in a Million Buyer" you may get more.

- If you're willing to invest the money to spruce up the house and make it the nicest one on the market, you'll generally get more. If you aren't willing to do any repairs, you'll generally get less.

Don't underestimate these price fluctuations.

Often, the selling price of similar houses can vary by up to 30 or 40 percent based on the above factors. And, the time it takes to find a buyer can vary tremendously, too. In fact, the time it takes to sell similar houses in the same neighborhood can vary by several months (even as much as a year or more) based on the above factors.

O.K. Now let's examine some of the different ways of selling your house.

First, we'll look at selling through a traditional real estate agent.

If you've got a very pretty house in a great neighborhood that you're willing to price very competitively and you've got plenty of time to sell, you might want to use an agent.

But, if you've only been in your house for a couple of years, and you bought it with a low down payment mortgage, you may not have enough equity in it to pay all the closing costs and a real estate agent's commission.

The biggest advantage of using a real estate agent is that he or she will put your house in the Multiple Listing Service (MLS). This is a computer database that almost all licensed real estate agents subscribe to, and consult, when looking for houses on the market.

When your house is listed in MLS, any agent looking for a house in your area and price range can find it. And, if that agent happens to have a buyer looking for a house just like yours, he or she can show (and maybe even sell) it to them.

A real estate agent will usually put a "For Sale" sign in your yard. He or she may hold an open house or two on your house, and may even place some small ads in the local paper or real estate magazines.

A real estate agent will also handle the negotiations between potential buyers and you, and take care of the paperwork and closing process if he or she gets your house sold.

And they do it all for a fee of about 7% of the selling price of your house.

If your house sells for \$300,000, the first \$21,000 goes right to the real



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Why not sell
your house
yourself and
avoid paying a
commission all
together?**

estate agent. Sure, that sounds like a lot, but if the house sells quickly, it's actually a great deal, because you won't be making several months of mortgage payments on a house you don't want.

Sounds pretty good, doesn't it?

But, if the real estate agent takes several months to sell your house, it's not such a great deal because you still have to pay that commission on top of the Thousands of Dollars of additional mortgage payments.

Let's take the same \$300,000 house as an example. This means that if your mortgage payment includes an impound escrow payment for taxes and insurance and you have a reasonable interest rate (Let's say 7.0%), your total monthly payment is approximately \$2,384.66.

It will cost you \$14,307.96 in additional mortgage payments if it takes the real estate agent just six months to finally close on the sale of your house.

Unfortunately, most real estate agents' training consists mostly on how to comply with all the regulations regarding helping someone sell real property for a fee. They learn about what they can and can't say, and what they can and can't do.

But they don't learn much about advertising and marketing.

Don't get us wrong. We're not talking about all real estate agents. There are a lot of very qualified agents out there who work extremely hard for their clients and do a great job.

And to top it all off, many of the “buyers” that agents run though your house aren't even serious prospects.

Often, agents will run several poor qualified (or even disinterested) "Buyers" through a house. Add to that all the people who love to look at houses for a hobby, or get remodeling or decorating ideas. They contact local real estate agents and pose as "Buyers" just to make the agent show them a bunch of houses.

Talk about a pain in the neck!

From the day you list your house with an agent, you've got to keep it neat-as-a-pin every moment. You can hardly live in it, because you never know when an agent will call and ask to show in moment's notice. And every time an agent wants to show your house you've got to get out of the house.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

Avoid getting frustrated when dealing with a prospect buyer by learning to prescreen the lookie loos from a legitimate qualified prospect.

They don't want you present when they show it.

So, if an agent does manage to arrange a bunch of showings of your house, you have to tolerate dozens of total (and sometimes frightening) strangers tramping through your home and poking through your drawers and closets.

Perhaps the worst part of it all is they all silently pass judgment on you, your lifestyle, the way you keep your house, and every aspect of your life. And most of them aren't even seriously considering buying your house.

No wonder most of the houses listed seem to take forever to sell while the owners are stuck making huge mortgage payments month after month!

Well, that's the good and the bad of using a real estate agent.

If you've got a fabulous house with a great "curb appeal" that will practically sell itself, and you're willing to price it competitively, you may be able to get it sold quickly through a real estate agent. In that case that may be your best option.

Sure you'll pay a commission, but if your house sells quickly, it's worth not making a bunch of extra mortgage payments.

If your house isn't the showplace of the neighborhood, you could still sell your house through an agent, but the longer it takes, and the more people the agent runs through your house without getting it sold, the more money it'll cost you in the long run – and the more aggravation you'll have to put up with.

And remember, if you don't have enough equity in your house to pay the closing costs and real estate commissions, you could have to come to closing with a big fat check. In other words, you'll be paying even more money just to get someone to take your house off your hands!

Another option would be to try and sell your house for sale by owner (FSBO).

There are some advantages to selling it yourself over using an agent, for example:

- You don't have to pay a commission.
- **You maintain a much higher degree of control when you sell it yourself.**
- You can easily structure some of the more creative kinds of deals.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Discover what
the challenges
are when you
have a hard to
sell house and
you are
running out of
time.**

- **You can lower the price and still net about the same amount of money.**
- You know more about your house than anyone else, so you can point out the good things about it better than someone else could.
- **Of course there are several disadvantages, too...**

How many houses have you bought and sold in your life?

One? Two? Maybe three? You haven't had to solve even a fraction of the typical problems that always seem to pop up – right before closing. Do you really want to risk having a potential buyer slip through your fingers, just because you're not used to dealing with (and solving) every little detail of a real estate transaction?

Plus, how good are you at negotiating big deals? Unless you do it for a living, you may end up costing yourself thousands of dollars.

Remember, buying a house is a big decision for most people and it's easy for them to get “spooked”. At the first sign of a complication of problem (like a lien, necessary repair, or one of the other typical closing glitches), they'll run like a scared jackrabbit.

Then you have to start all over again at square one. It's a frustrating experience.

Plus, when you try to sell yourself, you still have to put up with dozens of strangers trampling through your home – only now you'll have to be there yourself. And with some of the nuts walking the streets today, that's a scary thought. You never know if they're really interested in buying your house, or if they're just casing you out for a late night return visit.

If your house is one of the prettiest houses in a really hot neighborhood, you might be able to just put up a “For Sale By Owner” sign in the front yard, run a simple classified ad in the paper, and sell your house in a week.

But, frankly, it rarely happens that way.

In fact, FSBO houses generally takes a lot longer to sell than those listed by real estate agents. Remember they have the MLS, you don't.

So, if your house isn't in an area where potential buyers are driving around looking for houses, you just won't get the exposure you need to find the right buyer who is most motivated and is willing to pay you the most for your house.

And finally, if your house has any problems at all (needed repairs, poor location, or even colors or carpet buyers don't like) it could take months,



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Selling a hard
to sell house
takes three
very important
steps. Know
what these
steps are and
identify the
best solution.**

maybe even a year or more to sell.

So, the bottom line with respect to going the FSBO route is that it can often prove to be penny wise and pound-foolish.

So what is the best way to sell your house?

If you've got that pretty house in a pretty neighborhood that's in high demand you'll probably be best off going with a real estate agent, or selling it FSBO. But, if your house doesn't fit that description (for any one of several reasons), you should probably look at some other alternatives.

First of all, consider the time it could take to sell your house, and whether or not you have the luxury of time on your side.

If any of the following factors fit into your situation, you've got a much more difficult real estate problem, which may require a more creative solution than the typical real estate agent or FSBO route.

You don't have a lot of time to sell your house because:

1. You just got a job transfer...
2. **A loss of job resulting in financial difficulties...**
3. You're anxious to move and don't want to face the headaches of an extended selling period...
4. **You are getting (or recently got) a divorce and you want to sell the house fast so you can get on with your life...**
5. You inherited the house and want to liquidate it for fast cash...
6. **You're struggling to make your payments and want to save your credit name...**
7. You're facing foreclosure and don't want to be forced into bankruptcy...
8. **Or for any other reason you just want it to sell quickly...**

In any of these cases, the time it takes to sell your house could be far more important than the price you finally get for it. Remember, every month it takes to sell means another mortgage payment, another month of property taxes and insurance, and another month facing whatever problem is causing your headaches in the first place.

But, just having a time constraint isn't the only problem facing a lot of people trying to sell a house. Here are some more factors, which may require you to find a more creative solution than the typical real estate agent or FSBO route.

Your house is hard to sell because:

- The neighborhood isn't in much demand because of either location, or condition of the surrounding houses...



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Sell your
house in as
little as 9 days
or as little as
72 hours for all
cash.**

- **Your house needs a lot of repairs. This could be anything from painting, bad driveway, windows, carpet, etc...**
- The décor or layout of the house is unique. Most buyers prefer subdued, neutral colors and a traditional floor plan...
- **Your house is competing with brand new construction at around the same price...**
- Your house is of age when people are worried about major problems cropping up (new roof, new furnace, air conditioning, etc.)
- **Your house is on a very busy street. People want to get away from noise and traffic when they get home. Plus, a busy street scares parents with small children.**
- Your house is too close to an undesirable or commercial site (water treatment plant, factory, shopping center, etc.)
- **Your house is in a lousy school system. This is critical to parents.**

You've got to look at your house with a critical eye.

If any of the above conditions exist, you've got a double problem. First, the above conditions by themselves usually reduced the price a buyer might be willing to pay for your house – sometimes quite significantly! Secondly, any of these problems (even with a big price reduction) causes your house to take a lot longer to sell. And if you've already got a deadline, you've got an even bigger problem!

So, what can you do about it?

Well, a lot depends on your financial situation, and why you need to sell your house. For example, if you've absolutely got to move (because you already took a new job, got transferred, bought a new house, etc.) you could just list it with a real estate agent and go ahead and move.

But then, every month, as you make out two huge mortgage payments (most people find that tough to swallow), you hope and pray that someone will buy your old house the next month – and the next. Of course, that's assuming you can even qualify for a new mortgage with the old still on your back.

But leaving your house vacant just compounds your problem. If you haven't been able to sell it with you keeping it looking as nice as possible, it'll be even tougher to sell vacant. Plus, with nobody living there, lots of things can happen. The local troublemakers could climb through a window and tear the place up, a pipe could break and flood the place or who knows what.

Frankly, that's more worry and aggravation than most people need in a lifetime. So what do you do when you have a hard-to-sell house?



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Learn how
seller financing
could get you
top dollar for
your house
and profit
literally
thousands and
thousands of
dollars more
than the
conventional
sale.**

Selling a hard to sell house takes three important steps.

First, you've got to fix any of the fixable problems that may be keeping a house from selling. This includes anything from a simple paint job, to a complete rehab job from the roof to the basement.

If you're already in financial difficulties, that may not be a viable option. Fixing up a house for sale can cost thousands and thousands of dollars. And even though it may be the only way to get it sold, you won't get all the money back out in the sale.

Next, you've got to price the house very aggressively. Sometimes this means taking a significant loss on the house just to get rid of it and protect your good credit name.

Another good tactic is to offer creative financing terms. This may mean offering owner financing or a lease/option. This makes your house available to a much larger group of people. Plus, if you can offer very attractive terms, it may be even better to a buyer than just lowering the price. Sometimes you may have to do both!

And finally, you have to market the house extensively. When we sell our houses (we buy and sell houses all the time), we often spend up to a couple thousand bucks to find the right buyer.

But just spending money on marketing isn't enough. It's got to be good, solid, hard hitting marketing that gets potential buyers to sit up and take notice.

Here's a better solution, a way to sell your house quickly and easily, with a minimum of aggravation.

If you've got a house you want to sell, and you don't have the time to do it the traditional way, or simply don't want to go through the headaches and hassles of dealing with all the problems of the hard-to-sell house, here's another alternative...

Sell it to us!

We can pay all cash for your house and close within a matter of just a few days, not weeks or months most people need.

When we buy your house “as is” for a fair price on your date of choice, we might help you AVOID:

- * Putting your house on the market entirely...
- * **Coming out of pocket if you have little or no equity...**
- * Relying on an agent to perform or keep their promises...
- * **Doing fix-up work to please a picky buyer...**



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

Sell your house and quickly be rid of your monthly mortgage payment even when you have little or no equity.

- * Becoming an unwanted landlord...
- * **Counting on a bank to approve your buyer's loan...**
- * Having your buyer back out at the last minute...
- * **Paying prepayment penalties...**
- * Having the cash you need NOW tied up in your house...
- * **Struggling with the uncertainty of when it will sell...**
- * Making house payments you can no longer afford...
- * **Making payments on a vacant house...**
- * Foreclosure or bankruptcy...

We specialize in buying and selling houses in the Kern County CA area. We buy houses in all price ranges and in any condition. We are associated with a group of private investors and we buy a number of houses each month. But the best part is... we use private funds that require no long, drawn out bank approvals. So we can act fast!

We can usually close within a matter of just a few short days or as little as 72 hours.

We're as serious about buying your house as you are about selling it. That's the biggest difference between us and listing with a real estate agent. An agent will list your house... hoping it sells within 3 to 6 months. We want to buy your house... now! That's a huge difference when you're the one with the house for sale.

An agent lists five, ten, even dozens of houses at a time, and it's rare if an agent can give all their properties their close personal attention. It's no wonder that a listed home can sometimes take a long time to sell while you, the owner, are stuck maintaining the property and making house payments month after month.

If your house needs a few repairs or even a complete rehab, we can buy it for cash; handle all the necessary repairs to put it in show condition.

A lot of houses really don't need repairs, but have to be redecorated in order to sell. This can cost a fortune.

Things like painting (inside and out), new carpet, new fixtures and tile in bathroom and kitchens can cost a lot of money. But, they often mean the difference between a sellable house and one that will sit on the market forever.

In cases where an all cash deal won't work, we have several other ways to help you out of your problem.

Sometimes, because of the price or market conditions, a cash purchase just won't work. But don't worry. In cases like these, we still have solutions.

Depending on what your needs and goals are, we have several plans, which might solve your problem quickly and easily. For example, if your



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Even if you
think your
house can't be
sold and you
feel there is no
hope, avoid
making the
worst decision.**

main problem is getting rid of your house payments, we can often buy your house subject to the existing mortgage and take over the payments.

This quickly gets the financial pressure of the payments off your back.

If we don't have to pay cash for a house (and tie up a bunch of our working capital), we can often offer a better price in the end.

For example, if you've had trouble selling because of the condition of your house and you have little or no mortgage on it, we may buy it from you with owner financing.

With owner financing, we can usually pay a better price.

Then, instead of tying up our money to buy the house, we can put it into the repairs (it often takes thousands of dollars). Once we've turned it into a showplace, we aggressively market it, and generally get it sold in a couple weeks.

Sometimes we'll structure the deal such that you get paid off as soon as we sell the house. But sometimes, in order to make your house available to more buyers, we'll set it up on a mortgage with a three or five year balloon payment. This gives a potential buyer some time to refinance it with a conventional mortgage. Creative financing like this can often mean the difference between selling or not...

And it can add thousands to the price you actually get for the house.

Of course, you have complete financial protection with a lien on the house (just like a bank or mortgage company) but you don't have to put up with an aggravation, repairs, or maintenance.

Here's another option, one of our most popular programs.

If your house qualifies, you may be able to take advantage of our new program, which usually allows us to pay a higher price for your house.

Here's how it works.

First of all, to qualify, you've got to have a nice house, which doesn't need any repairs or redecorating, and is in a decent neighborhood. Also, your mortgage payments need to be reasonable for the value of the house. And, your house must be in the mid to upper price range (generally \$150,000 or more).

If your house meets the conditions, this program may be perfect for you.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

There is a huge pool of buyers that would love to buy your home if you can help create a win, win situation for all.

And in some cases it may be the only way to sell your house without taking a huge beating.

For example, we often run into people who bought a new house between one and three years ago. It's a brand new house in a beautiful new development. Then for any one of a variety of reasons they need to sell.

The reasons could be:

Job transfer...Loss of job...Taking a new job...Divorce... Marriage...Need a bigger (or smaller) house...Death of a spouse...Financial difficulties...Simply want a different house...Or any other reason.

If you're in this situation, you may have a big problem.

They're still building brand new houses in the same development, or in similar developments close by. People look at your house, and even though it's been perfectly maintained and is only a few short years old, they still see a "used" house

And to make matters worse, the cost of building a new home hasn't raised much in the last few years, so they can often buy a brand new home (and pick their own colors, fixtures, etc.) within a few bucks of what you paid for yours.

In this case, there are only a few things you can do.

If you put a large down payment into your house when you bought it, you may have enough equity in it to just lower the price and sell it the traditional way.

This will get you out of the house and get the payment off your back.

But you'll pay dearly for it. By the time you add a real estate commission, closing costs, and the huge price reduction necessary to attract a buyer; you could end up losing tens of thousands of dollars. Nobody wants to lose all their equity, but if you have enough equity in your house at least you have a choice.

And if you don't have that much equity in your house, your options are more limited. You may have to come to closing with a great big check. That's even worse than losing equity. Unfortunately, most people don't have enough cash in the bank to write a check like that. Some of them just walk away and let the bank foreclose on their house – this often forces them into bankruptcy.

Avoid this at all cost! It's the absolute worse thing you



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Can you really
sell your house
quickly and
easily? Is
anyone else
selling without
having to pay
fees or
commissions
and without
giving their
house away?**

can do.

It can take ten years or more to recover from something like that.

Here's a better way out of your problem...It's called our *“Option to Purchase Program!”*

Here's how it works.

We'll sit down and agree on a fair price for your house. Often it's close to full market value. Then we'll write up a purchase and sales agreement. This is an agreement to quickly and easily sell your house to us now, giving us time to pay you off in full when we find our buyer. When we do this, you have complete security because you don't give up title to your house until the final sale actually closes.

We will Option your house if we can agree upon a fair price. We'll pay you all cash when we buy. In the meantime, all we need is a key to show it.

We will spend our money and devote our resources to getting it sold.

You see, since we buy and sell so many houses, we've built up a list of good, solid people who want to buy a nice house like yours, but for a variety of reasons don't yet qualify for a conventional bank mortgage. Don't get us wrong these are good, reliable people. It's just that they need a little help and time to qualify.

Often it has nothing to do with their credit or income.

Perhaps they're just a little bit more extended than the bank likes, and they've got to finish paying off a car loan (or some other loan) before they can add a mortgage.

Or, many of them are self employed.

In a case like this, the bank may require three years of tax returns. Well if their business is only a year or two old, they can't qualify – no matter how much money they actually make!

Or, sometimes they've been in business long enough, but the tax returns don't really show their income in the most positive light. That's because, in order to reduce their taxes, they report as little income as they can. Sometimes, they've had one or two small credit problems (years ago), and it'll take a few more months for them to fall off their credit report.

These are just a few of the reasons some very good; reliable people can't get a conventional mortgage. But, they still want to buy a house, and they'll pay dearly to anyone who can help them out.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

**Take action
and find out if
you already
have a buyer
for your house.
Receive an
offer with
absolutely no
risk to you.**

That's where we come in.

We specialize in helping people with no credit, past bad credit or little down payment to buy their own home. We help our “Buyers” purchase their own home with our “Preferred Buyer Coaching Program”.

So we solve your problems and theirs at the same time. We buy your house quickly and easily at a fair price, and then we sell it to the first Ready, Willing and Able “Preferred Buyer” of our list. It's a Win, Win Real Estate Solution all the way around.

Let's look at the advantages to you the seller.

1. Someone else is aggressively selling the house for you...
2. **No expenses...**
3. No risk...
4. **No tenants or collections...**
5. It's an all cash sale...
6. **Retain the right to sell or "list"...**
7. You're not taking the house off the market...
8. **Credit protection...**

It's a win, win situation for everyone!

This is a proven program that has helped countless people out of some very difficult real estate problems. And even if you don't have a serious problem selling your house, it's often your best choice.

With our option program, you may quickly and easily eliminate all the problems, stress, inconvenience, and headaches involved in selling a house in today's market. Imagine, by this time next week your house could be sold.

Can we really buy your house this quickly and easily?

Maybe, maybe not. A lot of it depends on you. If you want to get above market price for your house, don't bother calling us. We're professionals and we do expect to make a profit. But We're not out to steal your house either. Our profit will come from our future buyer or tenant.

Does your property meet our requirements?

Call our office and let's find out. We buy all types of real estate and we can quickly determine if your house fits our investment needs. If we don't end up buying your house, we'll be happy to share ideas or advice on what you might try next. You'll still have all your other options available. You have nothing to lose by calling us first.



**Receive an Offer
within 48 Hours**

["Submit Your Property
Information"](#)

Does all this sound to good to be true?

Here's some letters we've received from our sellers:

“...We wanted to write you a note to express our appreciation for your excellent service. You have shown us that the process of selling a house does not have to be a painful experience. We sold our home quickly, at a fair price, and without having to deal with the entire process having to list and show our home. There were no surprises; everything went smoothly and as planned...”

-- Stephan & Tammy Glaser

“...Our house was on the market for 3 months, when we had to move. The house remained on the market for 3 more months with no interest shown by the agent... If only we had found you sooner... Thank you again for coming to our rescue...”

-- John & Tonya Lyon

“...I would like to take the opportunity to thank you for the great job you did for us... We were having trouble moving our property... We were constantly burying money into an empty house on a monthly basis, just to pay the loan, and having no luck with the local real estate agent or finding good renters... You did exactly what you promised enabling us to build a new home and get on with our lives... Thank you again for your help...”

-- Bob & Christy Gantt

So, if you want to learn more or if you have any questions, call us right away at **1-661-578-6758**. We'll gather a few facts, do a little research and plan what we might do with the house after we buy it. That helps us ball park what we can pay until we see the house.

All information you provide will be held confidential. We'll then call you back and share what we've discovered. Fair enough? Call now. If you get our answering service, please leave us the information about your house, we cannot determine if we can buy your house without it. We'll return the call promptly.

You can also visit us at www.ImSellingAHouse.com to submit details about your house for sale 24 hours a day.

Sincerely,

Gabriel Contreras, President
N-VestCorp

Website: www.ImSellingAHouse.com
Office: 1-661-578-6758

P.S. - All of us here at [N-VestCorp](#) are proud to provide you with this “Special Report” We hope you’ve found it very helpful and informative.

If you’ve been trying to sell you house or even thinking about it, you should give serious consideration to our purchase programs. In many cases, it’s simply the best, fastest, and most financially sound way to sell a house in today’s real estate climate.

We’re very active in the Kern County CA area real estate market. We’re always looking to buy houses. Maybe we can buy yours. Call us at **1-661-578-6758**. We can get all the information and answer all the questions you may have with a simple phone call.

And if your house qualifies, we could sit down at your kitchen and talk over the details as soon as tonight. We’ll explain everything in plain everyday English, and answer all your questions. We’ll talk about several different ways that we can buy your house, including with all cash.

And if you like what we have to say, we’ll shake hands, do the paperwork and you’ll have your house sold quickly and easily.

You’ll be treated honestly and fairly, and if we can’t help you, we’ll look you straight in the eye and tell you so. And we’ll still shake hands and part as friends. Of course, even if we can’t buy your house, we’ll give some great ideas about other ways you may be able to sell your house.

Thanks for reading and we look forward to hearing from you.

For more information visit www.ImSellingAHouse.com

Or

Call us at **1-661-578-6758**