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**Why**  
**LEASE PURCHASE**

**is fast**

**becoming**

**the seller's**

***First Choice***

**as an alternative**

**to the traditional way**

**of Selling Your Home**

***FAST!***

RHB

**Results Home Buyers, Inc.**

**800-478-xxxx \* 781-447-xxxx**

# ***RHB***

***Results Home Buyers, Inc.***

***1-800-xxx-xxxx***

## **You Don't Have To Give Away Your House!**

Dear Homeowner,

That's exactly right! You don't have to give your house away in order to sell it.

You can sell your house quickly, get what you want and keep the real estate agent's commission in your pocket, where it belongs. Once you read my Special Report that shows you how, I am sure you'll agree.

My associates and I have been successfully providing no-nonsense, practical business solutions to home sellers, just like you, for over 11 years. Believe me, there really are plain and simple solutions to solving your problem that are quick and painless. Together we will create a win-win solution that will let you walk away from the closing table delighted. And what's even better than that, it won't cost you a dime.

After you've read my report and think that what I have to say makes common sense, here's what I'd like you to do: Pick up the telephone and call me, personally.

When you do, this is what you can count on from me:

First, you can count on me to listen. As a Real Estate Specialist, I know the importance of really hearing what my client has to say. Before I can solve your problem, I want to know everything I can about it. I need to know what you want, what you need and what you're willing to do to help me create it. Next, I will do my homework. My team and I will analyze your unique selling situation, research the facts and create at least two or three alternatives we believe will be just right for you. Finally, I'll show you, in writing, the possibilities we believe will work for you and explain them to your satisfaction.

Then, once you're totally clear about your choices, just pick the one that suits you best and we'll do the rest. It's just as simple as that. And the nicest part of doing business with us is it won't cost you a dime out of your pocket. Yes, we are in business to make a profit, but we don't get paid unless and until we produce results. That's our bottom line.

If you have any questions or problems, please don't hesitate to call. You will always be treated with the respect you deserve and we will do our best to answer all of your questions and do whatever it takes to give you the solution you need.

Respectfully,

David Lindahl  
President  
Results Home Buyers

Trying to sell your house can at the very least be a hassle. People who've never tried to sell a home themselves just don't understand all that's involved. The details, the time, the waiting, the no-shows, the haggling, the expenses, etc.

The purpose of this report is to provide you with a better and easier way, an alternative that eliminates the stress and frustration that is normally associated with selling a house. That alternative is:

## Lease Purchase

### **Q: Why should I consider lease purchase?**

#### **A: There are several advantages for you to consider:**

- 1) Top sales price for your property (no haggling).
- 2) Stops the money hemorrhage of mortgage payments.
- 3) All maintenance is delegated to us the tenant buyer. This eliminates 2 AM phone calls. That means someone is living on-site to watch your property guard against vandalism, fire danger, etc. That's like having a security guard living in your house who pays you - rather than you having to pay them!
- 4) You remain on the deed - it's still your property until the option is exercised.
- 5) You continue to enjoy all the tax advantages (check with your tax advisor on this).
- 6) It puts a new occupant (tenant buyer) into the property in days or weeks, rather than having to wait 45, 60, or 90 days, which is typical with conventional financing.
- 7) It saves you a lot of money by not having to advertise the property.
- 8) There are no fees to pay (especially the six to seven percent realtor commissions).
- 9) It helps you to qualify for new financing on your next home.
- 10) We don't care what kind of mortgage you have (assumable, non-assumable etc.).
- 11) Your insurance could be canceled if your home sits vacant for more than 30 days.

### **Q: What is lease purchase?**

**A:** A lease purchase is essentially a rental agreement combined with a purchase contract

with pre-negotiated terms. The buyer leases the property for a specified period of time and then purchases the property before the end of the lease agreement. Sales price, length of rental, any credits, and escrow instructions are predetermined by you. The buyer would retain the right to sublease to a tenant buyer, giving them the right to purchase from you. This is commonly referred to as a “sandwich lease.”

**Q: What if the tenant tears up my house?**

**A:** There's no way I can guarantee you a tenant won't damage your house since you or I won't be living with them. But under the agreement I have with you, if that happened, we would repair it at **our** expense. My objective is to find a buyer who will eventually qualify for a loan, not a tenant. Damages are rarely a problem. Again, if it does happen, we'll fix it, and I put that in writing.

**Q: When will you sell my house?**

**A:** I can't give you an exact date. It will be up to the tenant buyer to make that decision within the time frame they have. I can tell you I get paid when they buy, so obviously I'll be pushing them to do so...quickly! In the meantime, your payments will be made, which relieves you of the financial burden while we're selling.

**Q: How do I know I can trust you?**

**A :** We are part of a Real Estate Investment Group that has been buying, selling, and leasing homes in the Greater Boston area for over 11 years. Our group and affiliates have bought, sold and leased literally hundreds of homes. Our company is a member of the Better Business Bureau, and though we just recently joined the bureau, we have never had a single complaint against us from any buyer or seller, in our 11-year history of doing business with the public!

**Q: How do I know you'll make my mortgage payments?**

**A:** I 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 me and pay it to you. You can also choose for me to pay your lender directly. If I don't pay, the lender would immediately notify you. You're always aware of the situation, whichever method you choose.

**Q: Why don't I just list with a Realtor?**

**A:** That's certainly an option, but obviously a realtor won't make your payment for you while they're attempting to sell your house. I'm willing to make your payment, sell your house and maintain it, all the while. I'll give it my personal attention, and you can literally forget about it until the closing agent sends you a check along with a closing package to sign for the sale.

