

How to sell your house 'as is' at a fair price on the date of your choice

If you want to sell your house in the fastest, easiest, and most convenient manner, read this important message. You may discover the perfect solution ... because we are buying houses throughout the great USA!!

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. But, when I buy your house, there are no commissions to pay.

My name is Alexander Cedillo. I am associated with a group of private investors. We buy a number of houses each month and are currently servicing the Houston, Austin, San Antonio, Corpus Christi, Los Angeles and San Bernadino areas... and in every price range. But the best part is... we use private funds that require no long, drawn out bank approvals. So we can act fast!

I can usually close within 21 days ... or as little as 72 hours. I'm as serious about buying your house as you are about selling it. That's the biggest difference between me and listing with a real estate agent. An agent will list your house ... hoping it sells within 3 to 6 months. I want to buy your house ... now! That's a huge difference when you're the one with the house for sale, especially if you're the one making the mortgage payments.

An agent lists five, ten, even dozens of houses at a time, and it's hard for an agent to give all their properties close personal attention. However, you, the owner, are stuck maintaining the property and making house payments month after month.

What's your alternative? Of course you could just sell it yourself but consider this. Buying a house is a big decision for most people and at the first sign of a complication or small problem (like a lien, necessary repair, or one of the other typical closing glitches), they can run like a scared jackrabbit. **Then you have to start all over at square one – it's a frustrating experience.**

Plus, when you try to sell it yourself, you still have to put up with dozens of strangers trampling through your home – only now you'll have to be there yourself. For some owners, that's a scary thought.

And what if you need to move fast? You could go ahead, move out, and leave it with the agent. And every month, while

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

And when it's sitting vacant, what's going to stop someone from climbing through the kitchen window and tearing up your property? Frankly, that's more worry and aggravation than most people need in a lifetime.

Pretty grim, huh? Which way do you turn? To an agent with dozens of other listings to handle? Selling on your own and sweating out financing details, lost deals, last minute closing "surprises"? Moving out and hoping you don't get some midnight call with "bad news" about your house?

Here's a better solution – a way out...

When we buy your house "as is" at 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...*
- ✓ *Doing fix-up work to please a picky buyer...*
- ✓ *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 on a vacant house you can no longer afford...*
- ✓ *Foreclosure or bankruptcy...*

If your property qualifies and I come out to see it, I will provide you with a firm written offer. In fact, I can usually "pre-qualify" your home right over the phone, in just a few minutes.

If we come to an agreement, I can pay all cash with no contingencies. That's because (unlike most potential buyers) I don't have to sell another house first. And if you want, we can close in just a few days and **you can get on with your life!**

I don't yet know your particular reasons for selling, but I do know how to get your house closed as quickly, and professionally as possible. **Imagine, by this time next week your house could be sold.**

Can I 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 me. I'm a professional and I do expect to make a profit. But I'm not out to steal your house either. My profit will come from my future buyer or tenant.

Does your property meet my requirements? Call my office and let's find out. I buy all types of real estate and I can quickly determine if your house fits my investment needs. If I don't end up buying your house, I'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. Fair enough? Call now. If it's after-hours or you get my voice mail, please leave a message and we'll return the call promptly.

Sincerely,

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