

<Contact first-name>,

I just wanted to let you know that we are still processing your inquiry to sell your home, and to let you know a little more about our services My name is Phill Grove, and I manage operations for the Austin area affiliates, which of course includes the city of <Contact city>.

As a direct real estate investor, and working with a network of real estate investors, immediate-need buyers, and realtors, we offer the broadest variety of programs for selling homes fast, and often at prices or terms better than other options.

### **What programs do we offer?**

- Cash offers - These can close in as little as 24 hours!
- Loan assumptions - We take over your payments
- Loan Assignments – We have a network of hundreds of buyers that want to take over your payments
- Short Sales - We negotiate a discount on your mortgage directly with you and your lender (for selling homes with little or no equity)
- Long-term lease/purchase (we lease the property until a buyer can be found)
- Property Management (we can manage rental property for you)
- Fast sales with lease option to buy or seller finance assistance (we provide buyers and contracts)
- Listing of homes conventionally (through our brokerage affiliates)
- Listing modestly discounted homes on the <Contact City> Hot List (marketed to immediate need buyers and investors)
- Home swapping (exchange homes within the metropolitan area)
- Plus several other 'creative' solutions to sell fast, make top-dollar, and/or avoid foreclosures...

### **PLEASE TALK TO US BEFORE SIGNING A REALTOR OR INVESTOR**

**AGREEMENT** - We may be able to save you a lot of time and money before you limit your options...

Advantages exclusive to our services:

- We buy homes directly - fast!
- We offer a variety of programs - you can try several at the same time, like listing through RE/MAX, offering your home with unique financing, and entertaining cash options, and you only pay for the option that you accept!
- We represent both buyers and sellers - we buy home directly, and we typically track over 100 retail and investor buyers looking for homes in the next 3 month period - we market your home directly to these buyers!
- We can also find you a great home!

## **Next Steps:**

Our next step <Contact first-name>, is to do a little more research on your property, and confirm our information.

According to our records, the home is located at <Contact address one-line>, is approximately <contact property size> square feet, and has <contact bedrooms> bedrooms and <contact baths> bathrooms, and resides in <Contact County> county.

We also assume that the deed to the home is in the name you gave us with your inquiry - <Contact full name>. If any of this information, including the square footage, is missing or not accurate, please let us know by replying to this e-mail.

Soon, we will give you a call to schedule an interview, and give you information on current market conditions in your area, and various selling programs and offers available, specific to your home.

Because it may be difficult to find a time and place to reach you, you may also give us a call anytime 9am - 9pm at <Agent number>.

Regards,  
<Agent Name>

---

We Buy Houses - [HippieHollowHomes.com](http://HippieHollowHomes.com)

<Agent Areaa> Real Estate Solutions  
We Buy Houses  
We Sell Houses

Office) xxx-xxxx, Fax) xxx-xxxx, Mobile) xxx-xxxx