

You contacted me about selling your home in a couple of months ago, and you did not need any help at that time.

Since we have not communicated in a while, hopefully things have worked out well for you. If you are still trying to sell the property, however, and would like to chat further and explore other options, let me know, and I would be glad to discuss options including:

- **Cash offers**
- **Loan assumption**
- **Listing of homes conventionally through one of our realtor affiliates**
- **Short Sales** - We negotiate mortgage discounts directly with lenders (for selling homes fast with little or no equity)
- **Fast sales with lease option to buy or seller finance** (we provide buyers and contracts)
- **Austin Hot Homes List** (marketed to immediate need buyers)
- **Home swapping**
- *Plus several other 'creative' solutions to sell fast, make top-dollar, and/or avoid foreclosures...*

P.S. - A few suggestions to consider:

1) If you would like a free consultation with one of <area>'s top Realtor's, let me recommend <Referral agent full-name>. <Referral agent first-name>. is a top agent and sells many properties for my partner and I in your area... and is a real pleasure to work with. She can be reached at <Referral agent number>., or simple reply to this email, and I will have her contact you or provide you with additional information.

2) If you would like to have your home listed on our exclusive <area> Home Homes database - a list of homes marketed to sell fast that is used by immediate need home buyers, let me know and I will fax you an application at no cost to you.

3) If you ever want to search the Multiple Listing Service (MLS) to see what homes are selling for in different areas, you are invited to click on: www.austinhomes.com. Specify that you are working with a realtor (<Referral agent first-name>. or other) and you will receive a password for free access.