

## How to sell your house "as is" at a fair price and on the date of your choice...

Selling a house is usually an expensive, complicated and stressful experience...but it doesn't have to be.

California House Buyers will eliminate all the stress normally associated with selling your home. No strangers trampling through your home and poking through your drawers and closets. No out of pocket cash for repairs. No jumping through hoops to please a picky buyer. No waiting for an offer. No waiting for a buyer to hopefully get qualified for a loan. And when we purchase your home, there are no commissions to pay.

**Who Are We?-** We're experienced real estate professionals that purchase several homes per month all over California...and in every price range. But the best part is, we use private funds that don't require long drawn out bank approvals so we can act quickly for our sellers!

We have years of experience in the real estate industry. We are as serious about purchasing your home as you are about selling it.

**What Can We Do For You?-** We make selling your home quick, easy and stress-free. California House Buyers will purchase your home now and in it's current condition...AS IS. Working with us saves you thousands in real estate commissions and closing costs. And if needed, you can have your money in just a few days. We close on your timeline...whether you need a week or a couple of months to move it's totally up to you. Because we are a company that purchases several homes a month, we can offer a fair and reasonable price for your home. There are no gimmicks, no surprises, just a group of real estate professionals that can perform for you.

### **Advantages of working with California House Buyers:**

- We make selling your home easy and stress-free
- We eliminate the need for you to put your house on the market
- We purchase the property in its current "as is" condition so you won't have all the hassles of doing repairs and cleaning up the property prior to close...We take care of all that for you.
- We close based on your timeline...whether you want a week or 3 months to move, it's up to you. Unlike most potential buyers, we don't have to sell another house first or get a loan or close on a certain day.
- We save you thousands in real estate commissions and closing costs. We are not looking to list your home.
- With us, open houses and countless showings are a thing of the past
- We stop the endless requests from those picky buyers

- We take care of the paperwork and close through a title company
- There is no unnecessary waiting to sell or uncertainty
- We eliminate the need for you to make multiple house payments
- We eliminate the nuisance of becoming an unwanted landlord
- Because we are a company that purchases several homes a month, we can offer a fair and reasonable price for your home and in some cases we can even offer you *more than* the fair market value of your home.

***How Does It Work?*** If your property qualifies and we come out to see it, we guarantee to provide you an offer. We'll explain everything to you in plain, everyday English. And we'll be 100% direct, clear and honest with you from start to finish.

In fact, we can usually "pre-qualify" your home right over the phone, in just a few minutes. That will save us both time.

If we come to an agreement, we can close based on your timeline. We'll handle all the paperwork and make all the arrangements...and you can get on with your life!

Look. We don't know your particular reason for selling, but we do know how to get your house closed in a quick, professional manner. Imagine, by this time next week your house could be sold.

***Can We Really Purchase Your House this Easily?*** A lot depends on you. If you want to get *way above* the going market price for your house, don't bother calling us. We're professionals and we do expect to make a fair profit. But we're not out to steal your house either. Because we are a company that purchases several homes a month, we can offer a fair and reasonable price for your home.

***Does Your Property Meet Our Requirements?*** Call us and let's find out. We purchase all types of real estate and we'll quickly determine if your house fits our program. If we don't end up purchasing your house, we'll be happy to share our ideas or advice on what you might try next. You'll still have your other options available. You have nothing to lose by calling us first.

***So, if you want to learn more or if you have any questions, contact us:***

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