

*Redbud Property Investments, Inc.*

**HOME BUYING PROGRAM**

**WE BUY HOUSES**

***Fast***

**917-5955**

[www.WeBuyOkHouses.com](http://www.WeBuyOkHouses.com)

**John Burchell**

Real Estate Investments, Management and  
Renovations

## Who WE Are:

- We are a multi service company who has the ability to **BUY, REPAIR, MARKET, and SELL HOMES.**
- We work with Sellers who need to sell or want to sell, but do not want to wait six months to market and sell, repair and renovate their home, pay real estate commissions, or wait for an approved buyer.
- We work with buyers who we can move into the property quickly before they complete the tedious loan application and loan processing delays.
- We work with all types of buyers and situations. Some need time to alleviate a shortage of down payment or may need time to solve credit issues.
- After they move in we work with Lenders to get them "seasoned" so they can qualify for a new loan and then buy the property.
- This gives us a very large pool of tenant buyers who make great customers and allow us to buy and sell very quickly.

*What WE Do:*

**We Work with Sellers who:**

- Need a no hassle, friendly transaction
- Need a quick and flexible sale
- Need a fair price
- Need quick attention
- Need to sell a house needing repairs or updating.
- Need to be rid of a problem
- Need a quick offer
- Need fast CASH

## *Redbud Property Investments, Inc.*

### *How WE Can Help:*

- We have the "know how"
- We have the contacts
  - Attorneys
  - Title Research
  - Lenders
  - Repair Contractors
  - Termite Inspector
  - Insurance
  - Buyer Lists
- We have all of the paperwork.
- We are problem solvers who can make your payments evaporate and create win / win solutions.

***FAST - FRIENDLY - FLEXIBLE***

## *Redbud Property Investments, Inc.*

### *The REAL World for Sellers following the Traditional Selling Process*

- It takes 6 months on average to sell and close on your house while you continue to pay the house loan, principal, interest, taxes, and insurance.
- The average selling price is 97% of your listed price for a home ready to market and priced correctly.
- The average commission is 6% to 7% of the sales price.
- The seller normally pays closing costs, which average 3% of the sale price.
- Other costs such as survey, maintenance, repairs and nuisance should also be considered.

## *Why Should You Follow Conventional Wisdom When You Want To Move Now?*

## ***Redbud Property Investments, Inc.***

***The "Dirty Little Secret" the Realtor<sup>®</sup> Doesn't Want YOU To Know!***

***It will cost you to sell your house.***

***Here are the NATIONAL AVERAGES:***

Example of a traditional real estate transaction.

|                                    |           |              |
|------------------------------------|-----------|--------------|
| Listing Price:                     | \$175,000 |              |
| Selling Price<br>(with no repairs) | \$169,750 | (3% below)   |
| Commission                         | \$11,882  | (7% average) |
| Closing Costs                      | \$5,092   | (3% average) |
| Other Costs                        | \$8,487   | (5% average) |
| Net Sale:                          | \$144,289 | (18% TOTAL)  |

***You DON'T Have To Continue To Make Payments  
And Pay Taxes for 6 Months, Or Longer.***

***WE HAVE A BETTER WAY!!!***

## *Redbud Property Investments, Inc.*

### *How We Benefit YOU:*

- We can close fast. If necessary, within 24 hours. Or, we can fit your schedule - you move when you choose.
- We can take your property in "AS IS" condition.
- We can offer you a fair price.
- We can work with you on the timing of your move.
- We have solutions for you if your house needs repairs, relocating, behind on payments, divorce, job transfer, or just don't want to have renters destroy your home.
- Either both of us are FULLY SATISFIED with the agreement or we will part as friends and not do business together.

***FAIR - HONEST - RELIABLE***

***Redbud Property Investments, Inc.***



***Norman, Oklahoma***

***Robert C.***

***"Thanks for helping us get a quick and fair sale. We had to downsize and use our money elsewhere."***

*Redbud Property Investments, Inc.*



*Oklahoma City, Oklahoma*

*Larry Hope*

*"Thanks for making it so easy to sell. We can now get our loan to buy our new house."*

***Redbud Property Investments, Inc.***



***Oklahoma City, Oklahoma***

***Darryl***

***"I don't know what I would have done without you bailing me out. I had a lot of repairs to do and no money to do them. What's worse, I'd lost my job and couldn't make the payments. Thanks for buying my house, it was a fair price."***

***Redbud Property Investments, Inc.***



***Oklahoma City, Oklahoma***

***Donald and Susan***

***"We had lost everything, Thank you for helping us save our credit by taking over our house payment."***

***Redbud Property Investments, Inc.***



***Oklahoma City, Oklahoma***

***Becky Lee***

***"My new husband and I were able to move into our new house as soon as it was built. We didn't have to wait till our old one was sold. Thanks for allowing us to close quickly."***

## ***Redbud Property Investments, Inc.***

### **Types Of Offers WE Can Make:**

#### **If Your Home Has A Mortgage...**

- We'll take over your payments and give you debt relief.
- If there is enough equity after marketing and repairs, we can make payments to you for your equity.

#### **If Your Home Has No Mortgage...**

- We can offer to make payments to you for your equity.
- Pay CASH for your equity.

#### **Customize An Offer For YOU...**

- If you must have cash, we can pay some Now and some Later.
- Give you a Balloon Payment when we sell.

#### **Other Options - Let's Talk!**

## *Redbud Property Investments, Inc.*

### *What WE Need to Make an Offer:*

Your "HOUSE PAPERS" Including:

- Deed with Property Legal Description
- Mortgage - Also could be named  
"Security Deed" or  
"All Inclusive Trust Deed"
- Mortgage Coupon Book or Latest Statement from  
Lender
- Any existing Survey
- Property Tax Bill
- Insurance Declaration Page
- Your original closing papers could also help

***DEDICATED - DETERMINED - DEPENDABLE***