

**SPECIAL REPORT**

**How You  
Can Sell Your  
Home  
Within  
9 Days!**

**TD Ventures, Inc.**

# SPECIAL REPORT:

## **How You Can Sell Your Home Within 9 Days!**

Trying to sell your home can be a Nightmare! But, after reading this Special Report, you may very well have a qualified buyer within the next 9 days! While we can't promise you that we will buy your house in the next 9 days, we can tell you that we're constantly looking for and buying homes like yours from other folks in this area.

We are well qualified to buy your home, and very interested in doing just that. As you read this Report, you'll get a good, general idea of what we look for, and some answers to questions I'm commonly asked.

People who've never tried to sell a home themselves just don't seem to understand all that's involved.

The details, the time, the waiting, the ads that never seem to make the phone ring. Having strangers walking through your bedroom. Strangers that feel obligated to pick apart the most trivial features of your interior decorating tastes. Two-faced people, who smile and nod and act serious, but never call back.

**It can be a much bigger hassle than you ever thought possible... in fact, it can easily turn into your worst nightmare!**

Unlike many Real Estate Agents, we are private Real Estate Investors and we are fully aware of what homeowners go through when they try to sell their home. You may still be in the "thinking about it" stage. Maybe you've already tried listing your house with an agent...maybe you haven't decided you're ready to go that route yet.

**While it can't hurt to list with a Real Estate agent or broker, by the same token, do they ever seem to have the same "feel" for your house as you do?** After all, if you had a computer sitting in your office loaded with thousands of nice, beautiful houses of all shapes, sizes, and price ranges... what kind of real "selling" would you actually do?

Would you really go all out and work on selling one particular customer's house? Or would you pick out a selection of several houses for your prospective buyers, hoping to land them on one... any one... of the many homes you'd selected?

Come on... you'd go with the numbers. After all, you don't have any personal liability if the seller's house sits an extra week or two... and there's always the next customer, and the next listing. But then, you're no Realtor, either.

That's why more and more folks have gone the "For Sale By Owner" route: you buy your sign, you place your ad, you show your home. You wait. You call back the lookers and

leave messages on their answering machines. Maybe you actually get a live one, and write up an agreement!

Several weeks pass. You start thinking something's going wrong. Financing?! But it's supposed to be the buyers' job to get a loan, not yours! Right?!

Can you tell we've been there? Right back on square one, with a beautiful house, priced right, and not a clue on how to make it go away. Looking down the barrel of a deadline to move.

Sometimes the reasons people sell their home are great ones... a new job, a transfer, building or buying another home.

Sometimes the reasons aren't so good at all... bankruptcy, divorce, foreclosure.

Thinking about selling can quickly become wanting to sell... and it's amazing how fast "want to" can become "have to". Whatever the reason, it puts you in a pickle.

### **What if we were sitting at your dining room table right now, and told you we wanted to buy your house...?**

**No sweat on the credit... in fact, we may very well close with all-cash. No problem with the non-assumable loan. No problem catching up any payments in arrears. We can probably wrap up the whole thing within 48 hours. Would you perk up a little if that were the case?**

We don't know how much you owe, how much it's worth, or any of that. Those details can be handled when we talk.

What we do know... and what you should know, is...

**If you call and give us the facts, we'll either tell you on-the-spot we can't help, or come and leave you with one or more offers... within 48 hours.**

We are part of a Real Estate Investment Group that has bought, sold, or leased hundreds homes in West Michigan! With your property, we'll probably structure several options, and let you choose the one that best suits your needs.

The purchase price will be sufficient, we guarantee it. We will immediately take the financial burden of any monthly mortgage payments off your back, and we'll also take care of any fix-ups or maintenance, regardless of how minor or how serious. What's more, we'll close when you're ready.

You see, we've found that we can make a profit on homes that even real estate agents have passed up... because we personally handle the whole process. When we agree with you to purchase your property... we take it seriously... we treat your house like it's our own.

Your situation literally becomes ours. And, frankly, we don't know how to make it work any other way.

# You can get on with your life!

Like we said earlier, people sell homes for various reasons. Maybe it's a new job that requires a move, and they don't want to carry double house payments. Maybe it's a company downsizing that creates the problem. It could be bankruptcy or foreclosure... or they could've won the lottery. Perhaps they want to build... they're tired of the same old neighborhood... they need something bigger, something smaller. It could be death or divorce... or marriage or birth.

Whatever it is, that house has become something to move beyond. To sell, to put behind you, so you can get on with the business of living your life.

I'm not a cynical person . . . this is reality. Granted we don't know your particular reasons for selling, but we do know how to get your house closed as quickly, and as professionally as possible. In fact...

## Here's the game plan to sell your house quickly...

After we agree on the purchase price, and verify the amount you owe on your mortgage, if the circumstances are right we may pay all cash at the closing. If not, we may work out monthly payments for a period. Or, sometimes it's best to lease option your home. Whichever way you go...

### **You get immediate relief from your monthly obligation to the mortgage company.**

Please don't misunderstand or assume that we have to "steal" your house, or that you need a lot of equity for us to be interested. We've worked with all kinds of circumstances and have been thoroughly trained to create solutions after so-called "experts" have given up and quit.

Again, if you call in the facts, we'll tell you within two hours if we can help. Now that we've got that clarified, allow me to give you a few examples of how we might help.

In many cases, we may come to closing with the ability to pay off your mortgage, and you receive your equity at that time.

Because the banks only know one speed (slow!), sometimes it makes sense for us to lease the house for awhile. We'll explain the details in a minute.

## **The best part is, your loan doesn't even have to be assumable for this to work!**

Regardless of the type of loan -- assumable, non-assumable, assumable with qualifying, FHA, VA, conventional -- our lease purchase program works for all transactions, because you never relinquish title until closing.

We take care of your monthly payments, take on all responsibility for the maintenance and upkeep of your property, and liquidate your asset, before it becomes a liability! Now seriously, does it get better than that? As stated before, our program can work in any situation. We'll create the solutions, and you pick the one you like best!

Remember, lease/options are only one of many tools in our "arsenal". There's just no way in a single Report we could possibly answer every question and every need you may have - consider this an overview. If it strikes a nerve... if you find you're in a position with your home that doesn't seem to be going anywhere, one you think we could possibly help solve, call us today. Our phone number is printed at the end of this Report.

You won't get some sales pitch ... when you call, you'll get answers. We'll answer any questions we can right on the phone. In fact, we're going to answer the most common questions about lease/options now.

By the way, don't worry if you don't want anyone living in your home while you're selling... we have a solution to that, too! Read on...

## **LEASE/OPTION** **(With the right to sublease)**

### ***What is it?***

Taking possession of a property by leasing it from the seller with an option to buy at a predetermined price, retaining the right to sublease to a tenant/buyer, giving them the right to purchase from you. Commonly referred to as a sandwich lease.

### ***What if the tenant tears up my house?***

There's no way we can guarantee you a tenant won't damage your house since we won't be living with them. But under our agreement, if that happened, we would repair it at our expense. Our objective is to find a buyer who will eventually qualify for a loan, and not a "tenant". Damages are rarely a problem. Again, if it happens, I'll fix it as per our written agreement.

***When will you sell the house?***

We can't give you an exact time. It will be up to the tenant/buyer to make that decision within the time frame they have. We can tell you we get paid when they buy, so obviously we'll be encouraging them to do so... quickly! In the meantime, your payments will be made, which relieves you of the financial burden.

***How do I know I can trust you?***

We can understand your concern. We'll meet face-to-face after you call. You'll find that we don't make empty promises... we shoot straight and we know this business. We believe that we can create a solution that will work for both parties. If not, or if you're not comfortable after we meet, we'll shake hands and go our separate ways. Honestly, we view our business relationship as more personal than just handling a house... we want you to be confident, and able to sleep well every night without worrying about your house or your payments. In fact, we wouldn't enter an agreement with anyone if we weren't confident in that person... and we don't expect any less from you. We are willing to devote our time and resources to your house, but only if you feel comfortable with that arrangement. Also, our company has never had a single complaint against us from any buyer or seller in our history of doing business with the public!

***How do I know you'll make my mortgage payments?***

We can pay you direct and let you forward it to the mortgage company yourself. Or, we can set up a third party escrow company to collect from us and pay it for you. You can also choose for us to pay your lender direct. If we didn't pay, the lender would immediately notify you. So you're always on top, whichever method you choose.

***Why don't I just list with a Realtor?***

That's certainly an option, but obviously a Realtor won't make your payments for you while they're attempting to sell your house. We're willing to make your payments, lease or buy your house, and maintain it all the while. We'll give it our personal attention, and you can forget about it.

## Here's Another Alternative...please read on...

Perhaps the idea of someone else being in your house doesn't sit well with you. You're thinking "...I'll be too far away, the house will get torn up, payments might not get paid... I'd really just prefer my house be sold -- closed -- before someone else moves in."

We can understand that. If the Lease/Option Program doesn't sound like what you want, then our Option Program may be better suited for you. With this program, there is no tenant in the house and there's absolutely no risk to you at all. If that sounds more to your taste and your house qualifies, I'll explain all the details when you call.

And, just think... that's only our lease/option plan. Just one available solution. We may just buy and immediately pay you all-cash, as-is....as we've done several times recently.

Now, we know this is a lot of information to digest at one time, but if you're still with us at this point, chances are you're interested in doing whatever it takes to get your house sold quickly! We'll be in touch with you in the next few days. If you're ready to ACT NOW or have some immediate questions, you don't have to wait for our call... You can contact us right away at **(866) 836-9586**. If you want an alternative to the stale, conventional ways of selling your home, pick up the phone and call now! You have everything to gain and nothing to lose!

If by chance we can't do business, that's OK. We can still be friends. But I honestly believe you'll be pleasantly surprised when you call... we specialize in solutions! By calling, you give us the chance to be your solution. We urge you to let us try.

Sincerely,

Tim Beelen  
TD Ventures, Inc.

Dave Weaver  
TD Ventures, Inc.

P.S. We don't know how many months you've been trying to sell your home (or thinking about selling!), but every month you wait is costing you unnecessary expenses... eating up the precious income you work so hard to earn. Your home is an asset... sell it as an asset. Don't let it become a liability, a burden, the proverbial "monkey around your neck". There's a real good chance we can help... and a few minutes on the phone will probably give you the answers you need. Don't procrastinate... call today!

P.P.S. Please don't be under the impression that a lease/option is the only way we can help. We buy many homes and pay cash within a few days of meeting the seller. We buy in all price ranges, in any condition or area. Before you decide we can't help with your house, call with the facts, and we'll let you know immediately if we can. Even if we don't buy or lease, we'd be glad to offer any assistance we can. What have you got to lose?! Call now, phone **(866) 836-9586**.