

Buying with Cash



Step #1 Use a Realtor. Pick One!

As your Realtor, I can guide you to take full advantage of all the options afforded the Cash Buyer.

Let me show you properties, help you with comparables, submit offers and assist you, every step of the way from the buying process to closing.

If there are any questions you might have regarding Buying with Cash, please don't hesitate to ask. **I can help!**

What is a Cash Buyer?

What is the definition of a Cash Buyer?

A Cash Buyer does not require any financing to make the purchase.

As a Cash Buyer, there are no restrictions placed on you as to what type of home (or lot) sale you can offer on, as opposed to the buyer that has restrictions placed on them from their lender.

Standard listings, Short Sales, Foreclosures, etc. all love Cash Buyers.

Sellers, Banks etc. LOVE the Cash Buyer.

As a Cash Buyer, before you make your offer, you must still do your "due diligence" and consider Market Value comparables, inspections (structural, insect infestation inspections as well as having all the standard pre-closing searches done. (Title, etc)

As your Realtor, I can guide you through that process.



Cash can be King.

Cash can be **very** persuasive with many sellers.

We have seen many sellers accept lower-than-expected offers on the asking price.



Don't be afraid to make an offer.

Cash offers are appropriate on ANY type of sale—standard, Foreclosure, Short Sale, etc.

Advantage to Seller of a Cash Buyer?

There are no concerns, restrictions or uncertainties placed on the buyer/seller by the Buyer's Lender.

A Cash Buyer can close quickly.

The closing process on a typical loan is **30 to 60 days**, so the prospect of closing in **10 to 14 days** can be very appealing to a seller.

Most closing attorneys can complete title work within a week.

Please don't hesitate to discuss with your Realtor any other questions you may have regarding your Cash Purchase.

More on page 2 



*Ballenger
Realty*

We Say What We Do - We Do What We Say

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Buying with Cash continued....



All sellers will want to see verification of funds.

All sellers will want to see verification of funds, typically upon presentation of the offer. Is the "Cash" from the sale of a property elsewhere or is it from savings, liquidated investments, etc.?

If you are using the funds from the pending sale of a property elsewhere, sellers will need to see a copy of the executed contract for that transaction before accepting that offer.

To protect you, the buyer, the purchase of your Cash Purchase property will be contingent on the **successful** closing and sale of the property you are selling, just in case the sale of your other property is delayed, or if it doesn't close at all. This is a protection mechanism we, as your buyer's agent, will make sure is there for you.

Please don't hesitate to ask me any other questions you may have regarding your Cash Purchase.

As your Realtor, I am here to help you every step of the way.



Closing on your Cash Purchase.

Your Realtor can take the mystery out of "what happens at a closing".

Your Realtor can answer all your questions about:

What is a HUD?

What are Closing Costs?

What do I need to Close, etc.?

Your Realtor can prepare you to go to closing with a clear understanding of the process.

Again, **ASK QUESTIONS!** Allow your Realtor to define all terms.

THE LAST STEP!



Get those house keys!

Call us! We CAN help!

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We Say What We Do - We Do What We Say

Audrey M. Matisa

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Keep It Simple and Smart

As your Realtor, I feel that the best approach is to keep it simple and smart

The perfect agent to make this happen!

Audrey Matisa—267-300-8469