



“Discover How to Sell Your House in 10 Days— No Commissions or Fees, No Closing Costs, No Cleaning or Repairs”

If you need to sell your house fast without the usual cost, time demand, and hassle, then this report is for you. I am currently buying houses in your area. By this time next week your house could be sold. Keep reading to discover a simple and proven way to sell your house fast.

My name is Patrick Malone. I own a real estate investment company serving the Philadelphia area. I am currently buying houses in your area. I am a serious buyer. I don't want to list your house, I want to buy it. This offers you several benefits.

Here are some of the things that I can help you avoid:

- **Hassle** that comes with selling your house
- **Repairs, updating, or even cleaning**
- Paying **closing costs, commissions**, or other fees
- **Listing** with an agent that may or may not be able to sell
- **Renting** and trusting your home to strangers
- **Foreclosure** and losing your home
- **Bankruptcy** and ruining your credit
- **Wasting time** with a buyer who can't get a loan fast enough
- **Disappointment** when the buyer changes his mind
- **Stressing** about how long until your house sells
- Ending up with **two house payments**
- Leaving your house **vacant and vulnerable**

I buy and sell houses on a regular basis and have worked with a variety of situations. When I buy your house I can:

- Help you get rid of **liens**
- Relieve you of **bad tenants**
- Stop **foreclosure and bankruptcy**
- Work with **no equity**

You can also get:

- **Fast CASH**
- Debt relief
- **A fresh start**
- Your **payments taken** over by me

Trying to sell your house is stressful and time-consuming. If you sell your house yourself, you have to take all the calls, print all the flyers, and follow up with buyers. You have to be ready for a “potential” buyer to come treading through your house at any time. You don’t want to miss “the one” buyer who could finally make an offer.

You constantly clean up after the kids and pets that run through your house like a raging tropical storm. Toys scattered in the family room, food caked on the counters and other unpleasant stinking messes.

When buyers finally show up, you have to walk them through the house with no idea if they are even serious. You feel unsure of yourself and wonder what they might be thinking not only about the house, but about you.

If you do find a buyer, then you are really just getting started. You have to hope the buyer can get a loan. You could take your house off the market for weeks just to have a picky buyer back out at the last minute.

If you make it to closing, you are the one that has to attend to all the details to be sure that everything goes smoothly and nothing falls through. There are a lot of complications that can arise at the last minute.

“When I buy your house, I will take care of all the paperwork and other details.”

Otherwise, the time that you would rather be spending with your family is eaten up. You need your time for more important things.

Most people end up listing because it is just too demanding on their time to sell a house on their own. But hiring an agent doesn’t necessarily take the pressure off.

You usually have to make a six-month commitment and all you can do is hope that they do their job. What if you list your property just to realize a few weeks later that nobody has even come to see your house? That is pretty stressful when you have a deadline.

An agent has so many listings that it is impossible for him to give personal attention to selling yours. In fact, their best chance of getting paid is to list as many houses as possible and hope a few of them sell. They make a commission if you sell, but lose nothing if you don't.

“I don't want to list your house, I want to buy it.”

Do you need to move for a **job transfer**? Are you having **trouble making your payments**? Do you **need debt relief**? If you have bills and debt piling up then you need cash fast. Waiting through the long process of selling a house is the last thing you want to do. These things require a quick solution.

“Do you need to sell fast?”

There are so many variables that it is hard to know how long it will take to finally sell your house. In the meantime, the clock is ticking and you are making payments on a house that you just want to be free of.

“You choose the day that you are ready to move.”

I am able to secure funding quickly. In addition, I don't have a house to sell first like most buyers. I can close in a matter of days. If that is too soon for you, we can close later, on the date of your choice.

What will you do if you can't sell fast enough? Nobody wants to be stuck with two house payments. Foreclosure can ruin your credit and steal your equity. Do you leave the house vacant? Then you have to wonder about vandalism. Will the pipes freeze?

Some people think about renting their house if they can't sell. But who wants to be a landlord? Who wants to trust their house to strangers? You might take a \$500 deposit just to have the renters trash your house and leave you with \$5,000 in damage.

What if a toilet breaks in the middle of the night? It seems like it is always at the most inconvenient times that something goes wrong. Next thing you know you are getting a call just as you lie down to go to bed or worse, in the middle of your vacation. Each month you hope to collect the rent in time to make the mortgage payment on the house.

Are you building a new house? In that case, you might not know exactly when you will be ready to sell and move. Are you worried about finding a buyer who can close soon enough, but not too soon, because you need your new house to be ready? My schedule is flexible and can adapt to your needs.

“When you sell your house to me, you save time and money.”

Dear Patrick,

I just wanted to let you know that I appreciated your help in selling my house. It was a pleasure to work with you and your team. It made selling my house a very easy process.

I appreciate the fact that you and your team handled all the paperwork, paid with cash, and I didn't have to worry about doing any repairs, paying any commissions, or having any inspections done. Settlement was quick and easy.

Of most importance, in today's busy world of business, I appreciated that you returned all my phone calls, answered my questions and e-mail's in a timely manner and were very ethical.

Thanks again.

*Sincerely,
Michael Kaye
Chalfont, PA*

You don't pay any commissions or fees. You may not even have to pay closing costs. You don't have to waste time or money on repairs or cleaning, either.

You can sell your house to me "as is". You don't have to fix the old roof, buy a new furnace, or whatever else might have built up over the years. If the kitchen needs to be updated, that's fine, just leave it. You don't have to install new carpet or apply a new coat of paint, either. In fact, when you move, don't even worry about cleaning. I'll take care of that as well.

You can sell me your house even if there is:

- Defaulted Payments
- Liens
- Bankruptcy
- Foreclosure
- Little or no equity

Because I buy and sell houses on a regular basis I know how to work with a variety of situations. You won't have to worry about any of it.

You are probably wondering how this works. The first step is to give me a call. I can usually pre-qualify your house over the phone in a few minutes. I will just need to ask you a few basic questions about the property. That will allow me to do some research and determine what I can offer you.

Then I will come and see the house and let you know what I can offer. I can usually offer multiple solutions for you to choose from. No matter what the situation is, I want to find a solution that works for both of us.

I want the process to be hassle free for you. All of the paperwork and arrangements will be handled by my company so that you don't have to worry

about it. I will answer your questions in plain English and make sure that you are comfortable with the sale of your house.

I am not sure if your house will qualify as a good investment for me, but I would like to see what the possibilities are. At the very least I could give you some ideas of how you might be able to sell your house. There are no obligations. You have nothing to lose. Give me a call now at **215-872-3251**.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Malone", is displayed on a light yellow rectangular background.

Patrick Malone
Philmont Homebuyers
215-872-3251

P.S. We are only buying 3 houses in the next 45 days, call now to be sure one of them is yours.

P.P.S. If you're not ready to sell but you know of someone who is. Pass this letter along and if we buy a house you refer to us, we'll pay you **\$500-\$1,000**.