



"Changing The Way Real Estate Is Done!"[®]



The TexasRealty.us Team

Take one Real Estate expert... add one Mortgage expert... and you have:

Mortgage \$\$ Miracles[®]

**More
Approved
Buyers
Means...**



**Faster
Sale &
Higher
Price!**

- 1) Many Buyers have incorrect information** about their ability to get financing approval... The Very First thing we do is verify what they can REALLY get approved for.
- 2) Seller 2nd:** Selling at a higher price and taking back a second note from the buyer can greatly increase the numbers of buyers able to get mortgage approval... it's a win-win!
- 3) Vehicle Pay-Off:** Many peoples vehicle loans keep them from getting approved for a mortgage. We can structure the contract for them to buy your house & get the mortgage approval based on their vehicle loan being only partially paid off!
- 4) 12 Months with no Mortgage Payment:** Texas contracts allow for the Buyer to get enough cash from the Seller to cover their mortgage payments for up to an entire year!
- 5) Cash Rebate For The Buyer:** The Seller can increase the Sales Price to give the Buyer from 3%-6% at closing ... lots of possibilities!
- 6) Realtor Commissions to the Buyer:** Texas is one of the few states that ALLOWS cash rebates from the REALTOR[®] ... lots of possibilities!
- 7) The Miracle of FHA Financing:** FHA does NOT use credit score as a determining factor!... FHA offers very low interest and close to 0-down!
- 8) ZERO Closing Costs For The Buyer:** The Seller can increase the sales price to give the Buyer from 3%-6% at closing!
- 9) \$8,000 Tax Credit is NOT Just For 1st Time Buyers!!**
The tax credit is cash in the buyers hands! Most Buyers don't understand this!

