



ALL AMERICAN
HOME BUYERS

FREE REPORT **Reveals How To** **Sell Your House** **In 7 Days or Less!**

Get a Fair Price - Avoid Costly Mistakes



Compliments of:
aTypical Home Solutions

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Get CASH-IN-A-FLASH now!



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*If I could show you a way for you to sell
your home in the next 7 days, without paying
any huge commissions, fees, or closing costs,
would you be interested? If so, read on!*

“Learn How To Sell Your Home In 7 Days or Less!”

Dear Neighbor and Friend,

Congratulations! You’ve just received a report that could change the way
you **buy and sell** real estate forever.

The success of this program depends on you.

Can you afford to wait 3 to 6 months to sell your home? If you answered NO,
and your goal is to sell your home without months of waiting, this program is
perfect for you. And if you are willing to be totally committed to yourself and this
goal, we can have everything wrapped up in seven days or less, **“guaranteed”**. And
you can stay in your home until you’re ready to move!

Read this report and you’ll learn how to sell your home in seven days or less.

WARNING: Do not skip to any portion of this report. Read it in its entirety,
from beginning to end, and you’ll learn how to avoid the most costly **mistake**
most home-sellers make!

You can win, and win big, by selling your home ... quickly and
inexpensively, and with absolutely no stress, but you have to follow through by
calling us as soon as you’ve finished the report. That’s the only way you’re ever
going to sell your home in seven days or less.

Just remember, your outcome equals your input!

We're here to help you sell your home ... quickly, and with no risk.

Hi. My name is Mary Wilson, and a few years ago I was a homeowner just like you.

I was ready to move, due to a transfer, and I needed to sell my house quickly. The problem was, I didn't know how to do it in just a few weeks and I didn't want to keep paying out money on a house I wouldn't even be living in. I didn't understand real estate, I didn't have a degree in selling houses, and I didn't know the first thing about selling my home, other than picking the phone up and calling a local agent to list my house.

The real problem was, I couldn't wait months to sell my house.

I didn't want to be separated from my family because I couldn't sell my house quickly. Plus, that meant even more expenses on the house I didn't need anymore.

It was a very stressful time for me, and I didn't know what I was going to do.

Then it happened! Believe it or not, someone told me about this company that helped sell your house in seven days or less.

Luckily, I had stumbled across a woman that had perfected a "quick-sell" system whereby someone like me, could sell their home, in a matter of days.

I liked her as soon as I talked to her on the phone. I thought she was a little young to be playing in the real estate game, but I believed in her, and she showed me that I didn't have anything to lose.

In fact, she showed me that all that was going to happen was that my house could be **SOLD** in seven days or less.

Well, I've got to tell you, it worked.

I had my house **SOLD** in a matter of **5 days**. Not six days, not seven days, but five. Five short days, and it was gone, so to speak.

It was great. I didn't have to wait months and months for someone to offer me a ridiculous price, and then play the games of countering their offer with a different offer of my own.

She bought my house, I made a little money on the equity, and everyone was happy. I left town with my family on time, and didn't have to make two house payments, which would have drained my savings account, all too quickly.

My family felt good that I didn't leave them behind to handle the real problems of using a real estate agent. You know the paperwork, the loan qualifying circus, inspections, and down to where you have to use your house as a half-way house, with all the people that would want to come and see your house.

How was I supposed to know whether or not these people that were looking at my home, were honest, caring people. I knew that some of them would bring people that were not even interested in my house.

Finding a person that understood how to sell my house in 5 days was the best move I'd ever made.

But my story doesn't end there.

Once I had experienced this type of "quick sell" program, I wondered if I could do the same thing.

I learned how she did this type of real estate and then over the years developed my very own brand of this type of "quick-sell" real estate program.

I'm happy to say, this program is unmatched by anyone in the United States, even the woman that sold my house originally.

Over the last 10 years this program has grown into a nation-wide organization with affiliates in all 50 states. The "All American Home-buyers™" is quickly becoming a recognized brand in every city.

But enough of that.

Let's get down to business, since you've heard my short abbreviated story.

If you want or need to sell your house quickly, we have a solution for you. Your local affiliate company will BUY it! They are a professional home-buying service and will buy your house and pay you a fair price! We can do it even if there's little or no equity! And even if you're behind on a payment or two.

You can forget about the hassles and costs of traditional home-selling!

Now don't get me wrong.

We can't buy your house if it needs some major repairs or if it's been burned in a fire or flooded. We don't specialize in huge renovation projects.

But let's talk about that later!

First of all, I want you to understand why the traditional way of selling houses is so time consuming and frustrating. You have to know the pros and cons of all of your options, to choose the one that's right for you.

Let me discuss a problem with you.

When you are listing your home with a broker, it sometimes takes a long time to have people qualify for the loan. Wouldn't you agree?

Then you have to get your home inspected. That's some more expense that you weren't prepared to pay.

Then more and more people have to view your home, before anyone who's a buyer, gets a chance to look your house over. Once the inspector has decided what's wrong with your house, and what it needs to meet code, then you have to go to a contractor and have the work done. Then you have to go back and have it checked. If you've been through that scenario before, you understand exactly what I'm talking about.

It's a big hassle, BUT that's not all!

Let's say you find a buyer that is really interested in your home. They make you an offer, you counter, they counter and then finally, after a week or so of haggling out the price, you both agree on a price.

Then you go through the inspections. You jump through all the hoops, you go out of your way to fulfill all the requests.

Now you're just waiting for the closing date, to sign the papers and be done. You even start packing and get ready to move.

Then the good part starts.

Your buyer has to get the **final** bank approval. You would think it's not a problem... they already have a loan broker, they showed you their pre-approval letter. Their financing is ready.

Not exactly! Many buyers get pre-approved, but then they go out and make a big boo boo. They buy a new car or they get behind on their credit cards, or something else that affects their credit and then all HEL_ breaks loose. Whatever it is, their debt-to-income ratio gets screwed up.

The loan approval committee decides that these people cannot afford your home and the deal is off. *(You know how strict the lenders are these days!)*

Well, guess what. Then **you get to start all over again**. Find a buyer, make a counter offer, go through the inspections, and the process happens again.

It's a real pain!

It's no wonder why so many listings expire, even after 6 months.

It's your choice. Make the right one!

I mean, if you want to get out of your home, in just a few weeks, we are your solution. If you want to spend months, showing, repairing your home, painting, replacing carpet, bringing everything up to code, etc., then you probably need to list it with a real estate agent.

And don't forget, the 10% right of the top is the cost of selling! You'll be paying some or all of the closing costs, agent fees, commissions, hidden taxes, house payments and a number of other things that go along with the responsibility of a small child...

Well to me, that's not a smart way to sell your home.

Yeah, if you could get "fair market value" out of your home in 10 days, go for it. I would too.

But if you're like most people, you're going to have to sit on it for at least three to six months (or longer), make the payments during that time, and pay for all the little things that need to be done, including any outside maintenance that the inspector thinks you might need to make this the best house for the money.

And all during that time you're showing your home, your private rooms, closets, etc. to people you've never seen before. People you'll never see again, so why would you want to subject your family to something like that when you really don't have to?

Think about that one for a moment.

There are all types of crimes going on these days, and a person has to be careful. They can't just go and sell their home and open it to just anybody. But in reality, that's what you're doing when you sell your home the "traditional" way.

Let me ask you a question.

How many people's homes did you "tour" before you actually bought the one you're in now? That's what I thought. I'll bet you went through a few of them, and maybe more, until you found the house of your dreams. That's exactly what I'm talking about here.

I want to help you sell your home quickly, but if selling your home is going to sacrifice **your privacy** and **your peace of mind**, **I have a problem with that.** Those things are worth a lot these days.

* * *

That's the nice part about dealing with "All American Home-buyersTM"! There is no qualifying. There is nothing to fix up. We take care of everything. All we have to do is get your okay in the beginning, agree on a few things and whatever we agree upon, happens... and it happens fast.

What could be easier than that?

You're right. **Nothing.**

The old way of listing your house, waiting for the right buyer, waiting for the loan approval, and jumping through all the hoops is slow and unpredictable. And you can't sell your house... in seven days. Not even in a few weeks! Plus you're going to be wasting a lot of money, making payments while your house is listed.

Don't do it if you don't have to.

Our team has spent countless hours developing different programs to help people like you sell their homes in 7 days or less. And we'll schedule the closing according to your needs and time frames, not ours.

We buy your house ourselves, so we can work with you to extend the period of time that you're in your home. Whatever you need is what we are going to try and accomplish.

This is the wave of the future. More and more people are selling their homes without all the trials and tribulations associated with selling a house on the market today.

This removes all the stress that is related to selling a house. It actually takes the complexity out of the real estate transaction.

And best of all it gives you full control.

You decide when your house sells, and you decide when you're going to move.

You need your house SOLD, and that's what this report is all about. Getting your house SOLD and out of the picture.

Once you've SOLD IT, you'll have **piece of mind** and that my friend is priceless.

* * *

So let's talk about the different programs that we have available for your house.

Let me go over just three of the possibilities, so you'll have some idea of what to expect.

Please remember. **There are plenty of alternatives.** Some of these you may or may not understand, but I wanted you to be aware of some of the alternatives. Don't worry about not understanding them now. You'll have a pretty good idea, once you've read this report and talked to me in person.

1. **“Subject To”:** This is where we buy your home, subject to the existing loan, the one that’s already in place. That means from the point when we’ve signed the papers, our company simply continues to make payments on that loan. When “our” buyer is ready to refinance the house, usually within a year or sometimes less, your LOAN will be PAID OFF... IN FULL!

This way none of us, including you, need to go through the expensive, and time-consuming process of obtaining a NEW LOAN. And if we don’t have to have all the time it takes to have someone qualify to buy your house, I can almost guarantee you that we will probably be able to close your home out in 7 days most of the time... **and pay you a sum that will come very close to the actual value of your house.** That’s right, we are able to pay very close to full price!

That’s one of the best options we have available. This works wonders for most people due to the recent decline in prices, or if you’ve **owned your home for only a few years, or even months**, and don’t have a lot of equity built up in your home. We just sign the papers at the **title company**, and you’re on your way.

2. **“Owner Financing”:** This is probably the most effective option for a “quick sale” if you have a lot of equity. With owner financing you sell your home and carry back the financing.

In this program, you’d be collecting monthly payments for your equity and not dealing with tenants. In other words, you’d be selling your home and acting like a bank, making a lot of interest on the money that’s borrowed by the new owners. A lot of investors do this and they look at it, as if it were an **annuity**. You receive a payment every month that you can use as an additional stream of income. Or better yet, you can deposit it all into your bank account and let it accrue more and more interest, and continue to grow.

This program is good if you don’t need a lot of cash OUT right away. Many of our clients have found that this is a great way to sell their home in a week or two, and get FULL PRICE for it, **plus a bunch more over time**. So, you can actually get **more** than FULL MARKET PRICE because you’re acting like a bank.

If you have a loan on the property, we can even combine this program with our “subject to” program and get you out of your current home “quickly”.

We can even tailor the down payment, monthly payments and the term to your own particular financial situation.

But if all you have to have is CASH when you sell, the next program might be of interest to you.

3. **“All Cash at Discount”:** Let’s face it, if you want to have an ALL CASH offer that will close in the next few days, you have to sell your home at a discount. Wouldn’t you agree?

Now, I’m not saying you have to let someone steal your house from you. On the contrary. But if you want to sell your home, you have to be willing and able to negotiate. And negotiating means reducing your price. Now remember, I didn’t say ... “Give it away.” I said, “Negotiate!”

If you’re willing to Negotiate, you will attract “cash buyers”.

By all CASH, I mean someone who won’t sign a contract that’s contingent upon some bank giving them a LOAN. I mean they have access to cash and can close almost immediately.

Take my organization for an example. We buy homes for ALL CASH when the need arises, but we don’t Pay Full Price! Our money comes from private investors and it’s quite expensive... but we can have the full amount agreed upon in a day or two, depending on the amount, condition, etc.

* * *

The three programs mentioned above are just a summary of the programs we have available to use on any particular house.

Some are better than others, because each individual that we deal with has a different story, a different type of house, and a different selling area. I would love to explain in this report, each and every program that’s available to you, but that would be impossible.

All I can say is that I know we have a program for you. But rest assured... your local affiliate company has professionals ready to **answer all of your questions, and give you a solution.**

No matter which way we go, you'll GET a **GUARANTEED SALE** and you'll pick the closing date that's best for your situation.

That means there won't be any real estate commissions, no closing costs, no qualifying for the buyers, and no hassles with painting, carpeting, inspections, etc.

So you're probably asking yourself, **"What's the next step? What do I have to do to get this thing going?"**

First of all, you'll need to call our office using the number that's given at the front of this report, and give us some vital information about your house. We'll need to know things like:

- ◆ *The address of the property you're wanting to sell*
- ◆ *Any loan balances on your property and the monthly payments*
- ◆ *The overall condition of the property*
- ◆ *And any other pertinent information that will help us to expedite the sale of your home.*

Once we've collected this information, we'll go to work and research the property and it's location, to determine the best possible price we can pay for your house. This might be "fair market value" and it may be below "fair market value", but the important part is to get this process started. Nothing happens unless something is being done. Once you've done your part, the rest is up to our company.

But I can tell you one thing... **within 24 hours we'll be calling you** and making you an offer on your home. **Maybe even two.**

You can decide which offer you like the most, and then how you would like to proceed with the buyout. Rest assured, there will not be any "high pressure" sales pitch. We make you an offer, ... you either take it, or you leave it. It's that simple. I don't like to go through this anymore than you do, but if you want to sell your house quickly and without a bunch of red-tape, then all you have to do is follow through on your end.

Next, we'll come over to view your home and go over any purchase agreements we'll need to agree on. That way you have an idea of what to expect, once we both are ready to go.

Now let me say one thing up front.

If your house is as you represented it over the phone, and everything is ready to go, we may be ready to sign an agreement with you to purchase your home, **on the spot**. That means,... **No** Contingencies, **No** long drawn out loan approvals, **No** tricky inspections, **No** real estate fees, **No** Lookie-Lou's, and basically **no real hassles**.

And since this is something we've done countless times in the past, we'll be ready to go to the Title Company with you and get the final paperwork signed, copied, dated and filed.

I know this process may sound hard to do, but that's because of the nature of the beast. I mean if everyone bought and sold houses through us, there wouldn't be any need for real estate agents, in my opinion. It's a sad fact, but it's probably true. With this system there are...

No Hassles! No Risk! No Problems!

Now you may be wondering if I'm leaving something out.

Well, I want to tell you... I have made mistakes before, but I don't honestly think I've left "anything" out this time.

I've tried to put all my cards on the table, so there won't be any surprises for you and your family. I'm like you. I want to know what's going to happen, before it happens, since this is probably something new to you.

I understand completely.

You may still be thinking, this can't work for your situation! But I'm here to tell you, it does, and it works just like a charm, each and every time someone wants to sell their home quickly. I'm telling you it works.

I don't think you can come up with a situation that we haven't dealt with before. If you could, it would surprise me.

Here are just a few of the examples of what we've run across. And we've been able to solve all of them. Let me go over a few of them right now.

Example #1: The first one is about a seller who needed to close on a new home, but his old home was still listed with an agent.

Abbas R., had great expectations when he listed his nice, and new house with a highly recommended agent. When he signed the listing agreement he was impressed with the agent's presentation, his expectations were high, and he thought he had plenty of time.

Weeks went by, and there were lots of Lookie-Lou's, walking through and viewing his home, but **no serious buyers**.

He had no serious buyers, because after all that time, he didn't have one solid offer. In fact, he didn't even have **AN OFFER** from anyone.

Then his time started to run a little short. He needed to sell his home, but he couldn't find anyone interested enough to even make him an offer.

When he called me, his house was still listed. I explained to him that he could terminate the contract.

Now I'm not totally sure what kind of agreement you signed with your agent, but in general, you can tell an agent to take a hike, anytime you want to, **if you are the homeowner!**

That means you could tell an agent that you didn't like the way they handled your listing, even after the first day of the contract, and you wouldn't lose a penny.

Now don't get me wrong. I'm not saying run out and tell the real estate agent to take a flying leap. No, that's not what I'm saying.

But I am saying that if this agent doesn't have a clue of how to sell your home quickly and efficiently, then you need to call us immediately.

Well, once we had the pertinent information on Abbas' house, we decided upon a price and bought his house by taking over his loan, and he received "cash" for his equity and was able to close the purchase of his new house that very same week.



“All American’s deal was working with our plan. ...We got the most from the sale with the least worry and effort. Thank you All American and we hope you succeed in your future endeavors. The way you do business, you really deserve to see a positive result from your honest effort. Thanks again and God Bless!”

Abbas R.

Example #2: A young couple was trying to sell their house due to a job transfer, but they didn't have any or very much **equity** in their house, and they weren't sure when they were going to be transferred.

Derek and Janice were very excited when they found their new "out of state" job opportunity. But the excitement didn't last long. Their real estate agent told them that when the house was SOLD, they'd probably have to come up with some out of pocket money to cover the closing costs, real estate fees, etc.

They asked her how much, and she told them, *"Just a few thousand dollars, but that's the price you're going to have to pay anyone. I just want you to know that up front."*

Well, they were totally shocked. They were willing to negotiate on the price, but now they were being told that they were going to have to pay money, big money, just to get out of their house. They couldn't believe it.

They owned their home for less than **2** years and didn't have much equity to cover the selling costs, but they didn't think they'd have to come up with that much, since they were willing to negotiate the price.

We were able to buy their house using our "**subject to**" program, and even give them some moving money. The key to this example is that they didn't have to come up with thousands of dollars, just to sell their home.

So in essence, we saved them thousands of dollars and gave them some moving money.

And the good part is, we agreed to let them stay in their home until their job transfer was finalized. This brought their excitement back into their lives...



"... We had talked to an agent and she told us for her to sell our home we would have to pay between \$1,500 and \$2,000 since we had no equity. By selling to All American, we were able to make a few thousand dollars. He was very flexible on the closing date and our move out date."

... "All American Homebuyers are a pleasure to do business with. I believe they are genuinely honest people!"

Janice S.

Example #3: Here's another example: There was a nice couple that had listed their home and had watched their **listing expire**.

Their house was listed for less than a month when they received a “firm” offer. The buyer was already pre-approved for the loan, all the buyer's little requests for repairs were completed, so they started packing.

They considered their home **SOLD**, and they started getting everything ready to go.

The problem with this deal was, **No House is ever SOLD, until it's SOLD! Bobby and Kyle**, the owners, didn't have a clue that something like this could happen. They thought a buyer that was **pre-approved**, was a buyer, no matter what.

After 30 days, the sale fell through.

The problem was, the buyer wasn't able to get the **FINAL BANK APPROVAL** and couldn't close the sale. So they were back where they started, with a nice house, but no serious buyers. And worse... not a clue on how to get it **SOLD**.

They had a few prospective buyers, but as things worked out, each deal that was written, fell through, leaving them financially still bound to their home. After having it listed for three months, their listing had expired and they were absolutely... nowhere.

They tried to sell their house themselves.

They certainly didn't want to list it again, so that's when they decided to try to sell it themselves. That didn't work out either. They didn't know what to say to people, they didn't know how to negotiate and they didn't know the in's and out's of selling a home. After they had talked to a few people and got nowhere, they received a mailer from our company.

They called us immediately. They told us where the house was located, the loan balance, the lay out, and everything else that we needed to know.

Within a few days, their house was **SOLD!**



"... We are so happy that we received that second postcard. Our house had been listed for four months, there were a few prospect buyers, but as things sometimes work, each deal fell through leaving us financially bound to our home. Now, we can go on with our lives!"

"Once again thank you All American for saving us money and feel free to give this letter to anyone who is considering doing business with you!"

Bobby and Kyle W.

Example #4: Here's another interesting example: This woman and her family, were behind on their payments, facing **foreclosure**.

Unfortunately, **BAD THINGS happen to good people, all the time.**

Due to a job loss and some costly medical problems, these people were about to lose not only their house, but also their credit, preventing them from owning a home in the future, due to their foreclosure.

When we first received their call, we tried to help them keep their house. First we contacted the mortgage people that we do business with, then we called some other lenders.

Unfortunately, due to their credit and the time we had left, no one was willing to lend them any money. So the only way left was to buy their house.

We immediately called our private investors and borrowed enough to pay off their back payments and **STOP** the foreclosure.

Then we bought their house and paid off the investor.

This was the best solution for this problem. They stayed in the house another two months and they don't have a foreclosure on their credit rating, preventing them from buying another house, once their situation is better...



"... All American was very sensitive to our situation at a time when that kind of professionalism and honesty was essential to us. They were very straightforward and kept their word and fulfilled all their promises just as they said they would. There are a lot of people out there that seem to be offering help (investors, agents, bankruptcy attorneys, etc.), but I found them all only looking out for their best interest, not mine."

"I highly recommend All American to anyone going through a hardship and facing a foreclosure. It's refreshing to meet someone who sincerely cares about helping others."

Vicki W.

These have been just a few examples of houses we have helped sell within the owners' time frame.

Now please understand this. It doesn't matter if your house is in perfect shape or if it needs some repairs. It doesn't even matter if you need to sell your house in a hurry or not. We can help you.

If you can shift outside the tired, conventional real estate thinking that most real estate agents use, than call our office today.

You don't need any money. You just need a telephone to call our office.

I know this is a lot of information to absorb all at one time, but if you're still with me at this point, chances are you're interested in getting your house sold **the smart way**.

To discover how to sell your home in seven days or less, call our direct line which is given at the front and the back of this report, and all of your questions will be answered in less than 3 minutes.....

So pick up the phone and call right away. You have everything to gain, and nothing to lose. You can't go wrong!

We look forward to talking to you soon.

Sincerely,

Mary Wilson

On behalf of your local
All American Homebuyers™
Affiliate Company

P. S. Just remember, we're offering a **stress free solution** to selling your home. No waiting, no guessing, you save money, and you're out of your home as quickly as you see fit.

P. P. S. Remember. There are no closing costs, no real estate commissions to be paid, and no real estate fees. This alone can add up to 10% of your selling price! Are you ready to make that call? If not, you should be.

Call Today:

(385) 855 - INFO

Don't Let Indecision Cost You Money!



**ALL AMERICAN
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