

# Cash Buy Before Sell Reserve Client Packet

A guide to understanding  
Cash Buy Before Sell Reserve

  
**YOUR HOMES SOLD**  
GUARANTEED REALTY®

— *Our Name is Our Promise* —

## **POWER BUYERS**

*"Buying and selling at the same time can be stressful. You have to perfectly time both transactions, especially when you need to use equity from your current home to buy the new one. YHSGR Power Buyer is here to empower you to buy your dream home with cash BEFORE selling your old one."*

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# CASH BUY BEFORE SELL RESERVE ROADMAP

## Get Pre-Funded

You will work with your agent and loan officer to get approved (up to 7 day process). We will issue a pre-funded letter allowing you to start shopping with cash immediately.



**STEP 1**



**STEP 2**

## Make a Cash Offer

Shop as you normally would and when you are ready to make a winning cash offer on your dream home your agent will review the terms and client agreement with you. Once signed, your agent will write a cash offer that is 4x more likely to win. If the offer is accepted, you will submit your program deposit. Your program deposit will be returned when you buy your home back.

## Move Into New Home

You can move in the day we close on your new home! Daily Ownership Cost (DOC) begins once we close on your new home. The DOC daily rate is outlined in your terms letter. It's a daily rate that is prorated, so you will only pay for the days you live in your new home before buying it back from us.



**STEP 3**



**STEP 4**

## Sell Old Home

Get your former home staged and listed. You'll have up to 60 days to get under contract from the day we close on your new home. We'll check in periodically for listing updates.

## Client Buys New Home Back

Once your former home closes, you are able to use the proceeds from the home sale to close on your new mortgage and buy your new home back from us. Your program deposit will be refunded to you at closing after netting out the program fee and DOC.

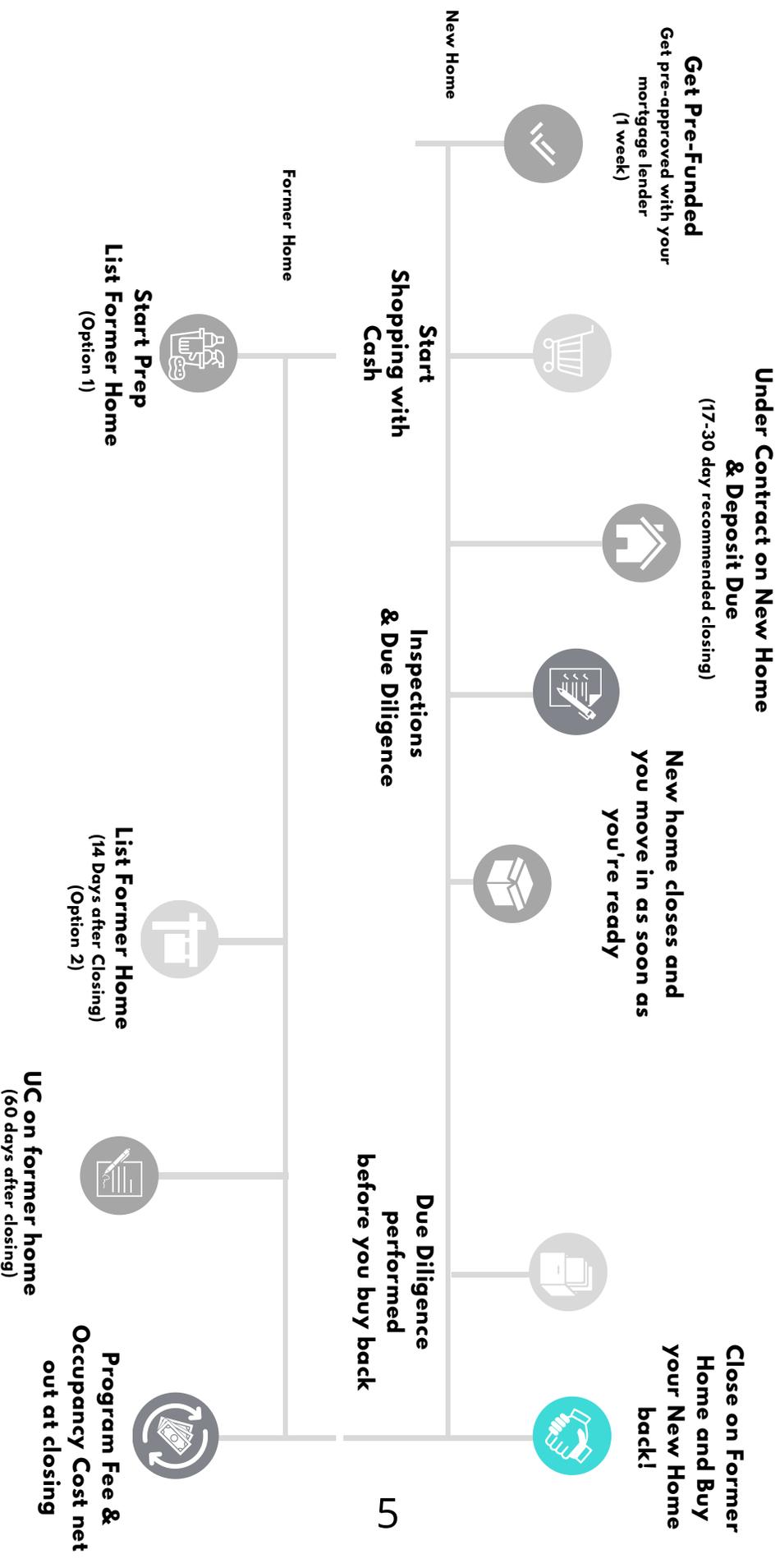


**STEP 5**

# CASH BUY BEFORE SELL RESERVE COST SUMMARY

	Cash Buy Before Sell Reserve Associated Costs
<p style="text-align: center;"><b>Costs</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Fee: 1.9%</b> of the new home purchase price.</li> <li>• <b>Daily Ownership Cost :</b> A daily, prorated rate that is based on the program’s carrying costs for your new home. The daily rate that is specific to your new home will be presented in the terms letter prior to making a cash offer.</li> </ul>
<p style="text-align: center;"><b>Deposit</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Deposit:</b> The greater of 2.5% of the new home purchase price (4% for houses over \$1M), or the earnest money amount written in the purchase contract will be paid to the program as a deposit.</li> <li>• The program deposit is returned when you buy back home from the program, or if you cancel the purchase during the due diligence period.</li> </ul>
<p style="text-align: center;"><b>Timing</b></p>	<ul style="list-style-type: none"> <li>• <b>Program Deposit:</b> Paid within 48 hours of going under contract on your new home.</li> <li>• <b>Program Fee:</b> Collected when you buy back your new home from the program.</li> <li>• <b>DOC:</b> Starts accruing when the Cash Buy Before Sell Reserve Program closes on the purchase of your new home             <ul style="list-style-type: none"> <li>◦ First 30 days is netted out of program deposit when you buy back your new home from the program.</li> <li>◦ Second 30 days is due on day 31.</li> </ul> </li> </ul>

# CASH BUY BEFORE SELL RESERVE TIMELINE



# CASH BUY BEFORE SELL RESERVE CHECKLIST

## 1. Start approval

- Your agent or lender introduces the Cash Buy Before Sell Reserve Program to you.
- Your agent or lender submits an application on our platform to alert our team of your interest and check eligibility for the program.
- Get in touch with your lender to begin the approval process as soon as possible.
- To get pre-funded, your lender will fully underwrite your mortgage pre-approval, which will make the loan process much easier once you find your dream home.

## 2. Get pre-funded

- Your loan officer will notify us when you are through underwriting and fully approved
- Once fully approved, you are pre-funded to shop with the power of cash
- We will send the pre-funded letter, terms letter, and client agreement for your review.

## 3. Discuss the terms & client agreement

- Review the terms letter and client agreement with your agent. It will outline the program fee, deposit, and daily ownership costs (DOC).
- Return signed terms letter and client agreement to gain the power of writing a cash offer.

## 4. Writing an offer

- Once you find your dream home, have your agent let us know you will be writing an offer by texting or calling us in advance.
- Your agent will use the offer guide provided to write an offer. They will draft the purchase contract only.
- Your agent will send us your offer for review and signature.
- Once signed, your agent will submit the offer and proof of funds to the listing agent.
- If the listing agent has proof of funds questions, please have them call our proof of funds line at (855) 424-0963.

## 5. Under contract

- Your agent will notify our team and your loan officer when your offer is accepted.
- Your agent will draft the buy back contract, for you to buy the home back from us, using the provided offer guide. Then they will send it to us for review and approval before sending it to you to execute.
- Once you are under contract, within 48 hours you will pay the program deposit and Cash Buy Before Sell will pay earnest money towards the transaction to the title company.
- Ensure you review all relevant resolutions and disclosures associated with the transaction. Then have your agent forward it to us for signature.

## 6. Prepare for cash closing and move into home

- Your agent will perform standard agent closing duties and verify closing documents. Then will arrange to acquire and provide keys for you!
- You can move in the day we close on your new home!

## 7. List your former home

- List your home within 14 days of our cash purchase closing.
- Have your agent inform our team of any relevant listing updates.
- If your former home is not under contract within 60 days of our cash closing date our team will work with your agent to determine a winning listing strategy.

## 8. You buy back your home

- Once your former home is under contract, have your agent let our team know immediately. They will amend your buy back closing date so that both closings occur on the same day.
- Your agent will perform standard agent closing duties and verify closing documents.
- We will refund the program deposit after netting out the program fee and reconciling the deferred occupancy cost. We will send a final invoice to collect any outstanding balances, if applicable.
- You close and enjoy your new home!



## **Who we are**

We want everyone who's looking for their dream home to have a fair shot and not deal with the ever-present issue of being beat out by cash offers. Today's real estate market is fast-paced and competitive with more offers submitted than ever before – YHSGR Power Buyer gives you that needed edge by allowing you to make all-cash offers with no contingencies.

With YHSGR Power Buyer, we believe in building a stronger community and we know that starts at home. We're always here to lend a helping hand to our buyers and agents so that they can enjoy the home shopping process and not let the lack of cash get in their way.

# Thank You.



**Your YHSGR Power Buyer Team Contact Information:**

**[www.YourHomeSoldGuaranteed.com](http://www.YourHomeSoldGuaranteed.com)**