

Why accept a wholesale Offer?

	<u>Wholesale Investor</u>	<u>Retail Buyer</u>
Funding	All Cash, No Fees, Guaranteed Zero Cost to YOU	Fees, Points, Often Falls Through
Contingencies	None, Buys as Is	Countless, You are at Buyers' Whim
Inspections	None	High Wind \$600 HVAC \$400 Vent&Mold \$900 Property Inspector \$400 Plumbing \$300 Electrical \$300 Termite & Vermin up to \$1000
Closing Costs	Zero, Wholesale Investor Pays	3% Sale Price \$399,000 =\$11,970
Agent Fees	Zero, Wholesale Investor Pays	8% Closing Costs \$399,000=\$31,920
Title Search	Zero, Wholesale Investor Pays	\$1500
Title Insurance		\$1500
Title Agent Fees	Zero, Wholesale Investor Pays	\$8,200
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TOTAL (list is not all inclusive)	You Pay No Fees. Take the Cash, the stuff You want to take. We will take care of the rest	\$58,990 out of your pocket to sell the house. Can you afford that right now?