

AFRAID YOUR HOUSE WILL SELL TOO FAST?

IT'S TIME TO MOVE ON FROM THAT FEAR.



WHY DO YOU HAVE THIS FEAR?

- You're hearing of buyers being outbid after multiple offers
- Realtors are saying there's nothing on the market
- Houses are selling for record high prices

While that's not entirely incorrect there are some missing pieces of the puzzle.

For the average sale price of \$300k, that means an extra \$30,000 for the seller.

Like you, many homeowners want to take advantage of the market to get more money than they ever expected for their home, but they're afraid they're going to be left homeless. Or they're afraid they're going to have to agree to absurd terms (like waiving the right to inspections and appraisals!) just to buy a less-than-perfect-for-them house.

You're not alone, and if we can be candid: we need you to consider listing your home.

THERE'S GOOD NEWS!

As the seller, you have several options to minimize the pressure and give you more time to find the home you really want.

HOW *NOT* TO BE LEFT HOMELESS IN A CRAZY SELLER'S MARKET

EXTENDED CLOSING

The standard closing period is 30 days. In “normal” times that was more than enough time to sell your home and find another one. Today that’s not the case.

You can set the closing to be as long as you want (within reason). For some of our sellers we have put 90 days with the option to close sooner. Others are 60 days.



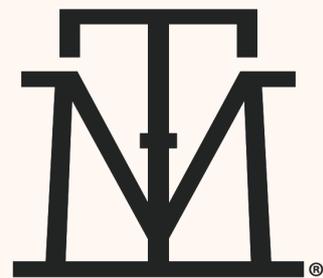
LEASE BACK

Did you know you can lease back your home from the new owner once you close on it? It's true! Basically what you're doing is paying rent to stay in your home after closing. That's right! The proceeds from the sale of your home can be in the bank making you a non-contingent buyer - giving you more strength as a buyer.

TEMPORARY HOUSING

While not an ideal scenario for those who like knowing they own their home, keep reminding yourself this is temporary. Some apartments in the metro offer month-to-month contracts which would give you time to find the right home for you without the pressure of a long lease. Moving into temporary housing also gives you flexibility to work with your future seller pertaining to closing dates.

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