

# Quickly sell your executive, luxury or estate home for cash without putting it on the market or paying outrageous commissions...

**If you want to sell in the fastest, easiest, and most convenient manner, read this important message. You may discover the perfect solution because we buy houses in your neighborhood!**

Selling a house can be a costly and complicated process. Plus, when you need to sell a very expensive property, the challenges can escalate to an unbearable level.

I'm writing to you because I'm a **luxury home specialist** looking to buy houses in your neighborhood. My company is associated with a group of private investors and we need to buy a number of houses each month.

If you're interested in selling your house quickly for all cash, call us today. Using private funds that require no bank approvals, we might be able to make you an acceptable purchase offer that will get you fast cash and immediate debt relief.

**Not quite ready to move?**

We can close whenever you want. We have a continuous and ongoing need to buy more high-end properties. Let's work together now to get the ball rolling so you can enjoy the peace of mind knowing that you have a committed buyer lined up when you're ready.

Real estate agents can make tens of thousands of dollars on a single sale but when I buy your house, there are no commissions to pay.

You no longer have to tolerate dozens of total strangers tramping through your home when your home meets our cash/buy criteria. Now you don't have to rely on an agent and wonder why they are not showing the property as often as promised.

If needed, I can close within days. I'm as serious about buying your house as you are about selling it.

**That's the biggest difference** between selling your house to us versus marketing it with a real estate agent. An agent will list it... hoping it sells. I want to buy your house! And when you're the one with the house for sale, that's a huge difference.

Isn't it true that when an agent lists five, ten, even dozens of houses at a time, it's rare they can give any one property (yours) their close personal attention? It's no wonder that a listed home

can sometimes take a long time to sell while you're stuck maintaining the property and making huge payments month after month... not to mention having any money you're expecting from the sale being held hostage until "who knows when."

### **What's your alternative?**

Of course you could just sell it yourself—without an agent. After all, who knows more about the house than you do?

But consider this. How many houses have you bought and sold in your life? Two, maybe three? You've probably never had to solve even a **fraction** of the typical problems that can pop up—right before closing.

Remember, buying a house is a big decision for most people and it's easy for them to get "spooked." At the first sign of a complication or small problem (like a lien, necessary repair, or one of the other typical closing glitches), they can run like a scared jackrabbit.

**Then you have to start all over at square one**—it's a frustrating experience.

Plus, when you try to sell it yourself, you still have to put up with dozens of strangers trampling through your home—only now you'll have to be there yourself. For some owners, that's a scary thought.

### **What if you need to move fast?**

You could dump the price and hope someone steals your house. But can you afford to do that? Or you could go ahead, move out, leaving it with the agent. Then every month (perhaps while you're making two mortgage payments... most people find that tough to swallow) you hope and pray that someone will buy your old house.

Of course, that's assuming you can get into a new home with the old one unsold.

Plus when it's sitting vacant, what's going to stop someone from climbing through the kitchen window and tearing up your property?

Frankly, that's more worry and aggravation than most people need **in a lifetime**.

Pretty grim, huh... Which way do you turn? To an agent with dozens of other listings to handle? Selling on your own and sweating out financing details, lost deals, last minute closing "surprises"? Moving out and hoping you don't get some midnight call with "bad news" about your house?

### **Here's a better solution—a way out...**

If your property qualifies and I come out to see it, I will provide you with a firm written offer. I'll explain everything to you in plain, everyday English. I'll be 100% direct, clear and honest with you... from start to finish.

In fact, I can usually "pre-qualify" your home right over the phone, in just a few minutes. That can save us both time.

If we come to an agreement, I can pay all cash with no contingencies (because, unlike most potential buyers, I don't have to sell another house first). We can close in just days if you like or on the date of your choice. I'll handle all of the paperwork and make all the arrangements ... **and you can get on with your life!**

I don't know your particular reasons for selling, but I do know how to get your house closed as quickly, and professionally as possible. Imagine, by this time next week your house could be sold.

### **Can I really buy your house this quickly and easily?**

Sounds too good to be true, doesn't it? Well some of it will depend on you. If you want to get above market price for your house, don't bother calling me. I'm a professional and I do need to make a profit. But I'm not out to steal your house either. My profit will come in the future.

### **Does your property meet my requirements?**

Call my office and let's find out. I buy all types of real estate and I can quickly determine if your house fits my investment needs.

If I don't end up buying your house, I'll be happy to share with you ideas or advice on what you might try next... you'll still have all your other options available. I'll even refer you to an excellent agent if that turns out to be your best option. **You have nothing to lose by calling me first.**

To learn more and get your questions answered, contact us right away. All information you give us will be held confidential. We'll gather a few facts, do a little research and make a plan for what we might do with your house after we buy it. Then we'll visit the property and give you our best offer that hopefully meets your needs.

Fair enough? **Call now.** If it's after hours and you get our voice mail or answering service, please leave a message and we'll return the call.

Sincerely,

*" We Buy Houses Fast "*

*Tim Cook, President  
TMC Property Solutions, Inc.*

P.S. **Avoid** putting your house on the market, **or** coming out of pocket to sell, **or** relying on an agent, **or** doing fix-up work to please a picky buyer. **Avoid** becoming an unwanted landlord, **or** having your buyer back out at the last minute, **or** making house payments you can no longer afford. **Avoid** the expense of maintaining a vacant house, **or** the threat of losing your home to foreclosure. Regardless of **what's most important to you right now**, I invite you to explore how we might help without risk.

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*Tim Cook, President*  
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CALL our office anytime to learn more.

**Phone: 1-800-775-9315 / 817-550-5069**

**Web Site: [www.IBuyNorthTexasHomes.com](http://www.IBuyNorthTexasHomes.com)**

Or visit us online at <http://www.ibuynorthtexashomes.com/forms/index.cfm?id=89639> and tell us a little bit about your house and we will call you as soon as possible.

*P.S.S. If you need to talk directly to me right away please call me at (817) 800-3575.*

