

***“Top 7 Reasons Why
Buyer’s Should Buy a
Home Today”***

****Please read this report before purchasing a home****

www.SellHousesCheap.com

321-392-4395











Why Buyers Should Buy Now

Attention potential buyers! Now is a great time to purchase real estate. This report will not only explain why you should buy real estate NOW, but the ins and outs of how to buy it the right way and why our company www.SellHousesCheap.com is the place for you to find the best discounted pre-foreclosure properties.

REASONS WHY NOW IS A GREAT TIME TO BUY:

Tax Breaks and Tax Incentives

With all the tax breaks and tax incentives being offered under the President Obama's new economic stimulus package, there is no reason for buyers not to buy real estate right now. The new stimulus package includes a \$400 payroll tax cut for individuals and \$800 for couples. Retirees, disabled veterans and others who don't have payroll taxes would get a \$250 payment. How would you like to receive money to buy a house? Well I am happy to say you can. You will receive **\$8,000** for first time home buyer tax credit when you buy a house. This allows you to receive **\$8,000** refund on your taxes.

OVERNIGHT AVERAGES	TODAY +/-	LAST WEEK
30 yr fixed mtg	 5.28% 	5.44%
15 yr fixed mtg	 4.96% 	5.16%
5/1 ARM	 5.60% 	5.63%
30 yr fixed jumbo mtg	 7.10% 	6.91%
5/1 jumbo ARM	 6.03% 	5.97%

Interest rates are continuing to change daily. There is not a better time to buy real estate.

Bigger House for a Lower Payment

You can also get a bigger house for a lower monthly mortgage payment. So if you are looking for an extra bedroom or office, now is the time to buy!

Historic Low Interest Rates

Interest rates have not been this low in 28 years according to Freddie Mac. In fact mortgage rates have been falling ever since late November 2008, when the Federal Reserve announced their plan to spend up to \$500 billion dollars buying up mortgage-backed securities to help the distressed housing market. The chart below shows the averages for today and last week:

Buying The Short Sale and Pre-Foreclosure Properties

The best opportunities for discounted properties in today's market are short sales and Pre-foreclosure properties. However most buyers do not understand the short sale and pre-foreclosure process and miss many good opportunities as a result of the lack of knowledge. That is why you should work with a company that understands and specializes in short sale and pre-foreclosure properties. At www.SellHousesCheap.com, most of our properties are pre-negotiated short sales approved by the lenders so you do not have to worry about the short sale process. Our short sale process takes approximately 1-4 weeks.

A typical short sale process through another company can take anywhere from 90 to 120 days to get approved and many times they do not because buyers or their Realtors are not familiar with the negotiation process. Many buyers get frustrated and walk away from the deal missing a great investment opportunity.

FHA EZ Qualifier vs. Fannie Mae, Freddie Mac and Conventional Loans:

What Does *FHA Loan* Mean?

A mortgage issued by federally qualified lenders and insured by the Federal Housing Administration

(FHA). FHA loans are designed for low to moderate income borrowers who are unable to make a large down payment. FHA loans allow the borrower to borrow up to 96% of the value of the home. The 3-5% down payment requirement can come from a gift or a grant, which makes FHA loans popular with first-time buyers

- FHA (Federal Housing Administration). FHA loans are becoming the loan of choice replacing the exotic 80/20 as a result of the mortgage meltdown. Statistics show that as of October 2008, FHA loans have made a strong comeback in the market place.

What Does Freddie Mac - Federal Home Loan Mortgage Corp - FHLMC Mean?

A stockholder-owned, government-sponsored enterprise (GSE) chartered by Congress in 1970 to keep money flowing to mortgage lenders in support of homeownership and rental housing for middle income Americans. The FHLMC purchases, guarantees and securitizes mortgages to form mortgage-backed securities. The mortgage-backed securities that it issues tend to be very liquid and carry a credit rating close to that of U.S. Treasuries.

What Does Fannie Mae - Federal National Mortgage Association - FNMA Mean?

A government-sponsored enterprise (GSE) that was created in 1938 to expand the flow of mortgage money by creating a secondary mortgage market. Fannie Mae is a publicly traded company which operates under a congressional charter that directs Fannie Mae to channel its efforts into increasing the availability and affordability of homeownership for low, moderate, and middle-income Americans.

- Fannie Mae and Freddie Mac loans now require a 10% minimum down payment. Conventional lenders require 20% or more down payment. As a result of the new requirements for these other loans, FHA is now the better loan choice for most consumers.

FHA Requirements:

FHA loans require that you provide all documents for your loan to verify your income, (no stated income is allowed). You will be required to pay PMI (private mortgage insurance), or MIP (mortgage insurance premium) in addition to your monthly mortgage payment, which is paid monthly. The insurance protects the lender in case you default on your mortgage. You will have to pay a portion of the insurance upfront with your closing costs, and pay the rest monthly together with your principle, interest and taxes and insurance which is part of your mortgage payment.

FHA guidelines are easier than Fannie Mae and Freddie Mac. FHA has allowed no scores. While Fannie and Freddie require minimum credit scores of 680. Another benefit for going FHA is that should the buyer need a co-signer, the co-signer does not have to live in the home. I have seen where the buyer has even used a family member on the loan just to lower the interest rate because the family member had a higher credit score.

City Zip Code County Loan Amount

GAINESVILLE, FL (MSA)	23540		ALACHUA	001	FL	\$271,050
JACKSONVILLE, FL (MSA)	27260		BAKER	003	FL	\$387,500
PANAMA CITY-LYNN HAVEN, FL (MSA)	37460		BAY	005	FL	\$396,250
NON-METRO	99999		BRADFORD	007	FL	\$271,050
PALM BAY-MELBOURNE-TITUSVILLE, FL (MSA)	37340		BREVARD	009	FL	\$291,250
FORT LAUDERDALE-POMPANO BEACH-DEERFIELD BEACH, FL	33100	22744	BROWARD	011	FL	\$423,750
NON-METRO	99999		CALHOUN	013	FL	\$271,050
PUNTA GORDA, FL (MSA)	39460		CHARLOTTE	015	FL	\$296,250
HOMOSASSA SPRINGS, FL (MICRO)	26140		CITRUS	017	FL	\$271,050
JACKSONVILLE, FL (MSA)	27260		CLAY	019	FL	\$387,500
NAPLES-MARCO ISLAND, FL (MSA)	34940		COLLIER	021	FL	\$531,250
LAKE CITY, FL (MICRO)	29380		COLUMBIA	023	FL	\$271,050
ARCADIA, FL (MICRO)	11580		DE SOTO	027	FL	\$271,050

NON-METRO	99999		DIXIE	029	FL	\$271,050
JACKSONVILLE, FL (MSA)	27260		DUVAL	031	FL	\$387,500
PENSACOLA-FERRY PASS-BRENT, FL (MSA)	37860		ESCAMBIA	033	FL	\$271,050
PALM COAST, FL (MICRO)	37380		FLAGLER	035	FL	\$287,500
NON-METRO	99999		FRANKLIN	037	FL	\$305,000
TALLAHASSEE, FL (MSA)	45220		GADSDEN	039	FL	\$271,050
GAINESVILLE, FL (MSA)	23540		GILCHRIST	041	FL	\$271,050
NON-METRO	99999		GLADES	043	FL	\$271,050
NON-METRO	99999		GULF	045	FL	\$271,050
NON-METRO	99999		HAMILTON	047	FL	\$271,050
WAUCHULA, FL (MICRO)	48100		HARDEE	049	FL	\$271,050
CLEWISTON, FL (MICRO)	17500		HENDRY	051	FL	\$271,050
TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	45300		HERNANDO	053	FL	\$292,500
SEBRING, FL (MICRO)	42700		HIGHLANDS	055	FL	\$271,050
TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	45300		HILLSBOROUGH	057	FL	\$292,500
NON-METRO	99999		HOLMES	059	FL	\$271,050
SEBASTIAN-VERO BEACH, FL (MSA)	42680		INDIAN RIVER	061	FL	\$283,750
NON-METRO	99999		JACKSON	063	FL	\$271,050
TALLAHASSEE, FL (MSA)	45220		JEFFERSON	065	FL	\$271,050
NON-METRO	99999		LAFAYETTE	067	FL	\$271,050
ORLANDO-KISSIMMEE, FL (MSA)	36740		LAKE	069	FL	\$353,750

CAPE CORAL-FORT MYERS, FL (MSA)	15980		LEE	071	FL	\$356,250
TALLAHASSEE, FL (MSA)	45220		LEON	073	FL	\$271,050
NON-METRO	99999		LEVY	075	FL	\$271,050
NON-METRO	99999		LIBERTY	077	FL	\$271,050
NON-METRO	99999		MADISON	079	FL	\$271,050
BRADENTON-SARASOTA-VENICE, FL (MSA)	14600		MANATEE	081	FL	\$442,500
OCALA, FL (MSA)	36100		MARION	083	FL	\$271,050
PORT ST. LUCIE-FORT PIERCE, FL (MSA)	38940		MARTIN	085	FL	\$375,000
MIAMI-MIAMI BEACH-KENDALL, FL METROPOLITAN DIVISIO	33100	33124	MIAMI-DADE	086	FL	\$423,750
KEY WEST-MARATHON, FL (MICRO)	28580		MONROE	087	FL	\$729,750
JACKSONVILLE, FL (MSA)	27260		NASSAU	089	FL	\$387,500
FORT WALTON BEACH-CRESTVIEW-DESTIN, FL (MSA)	23020		OKALOOSA	091	FL	\$312,500
OKEECHOBEE, FL (MICRO)	36380		OKEECHOBEE	093	FL	\$271,050
ORLANDO-KISSIMMEE, FL (MSA)	36740		ORANGE	095	FL	\$353,750
ORLANDO-KISSIMMEE, FL (MSA)	36740		OSCEOLA	097	FL	\$353,750
WEST PALM BEACH-BOCA RATON-BOYNTON BEACH, FL METRO	33100	48424	PALM BEACH	099	FL	\$423,750

WHY YOU SHOULD WORK WITH A MORTGAGE BROKER

A mortgage broker can shop around and get you the best rate. We have a good mortgage broker. We have established relationships with several mortgage brokers in the area. The mortgage broker will pre-qualify you so your offer is stronger when submitting it to the seller. However, it is not necessary to be pre-qualified prior to submitting an offer.

EZ QUALIFYING FOR A LOAN

The average person really doesn't know how much they can qualify to buy a house. In fact, most don't even know whether they qualify at all. We have a program we call Homeowner Made EZ, it allows a person to fill out an application to own a Home and within 24-48 hours they know if they qualify for the home. We request that you fill out our application to own a home and purchase agreement at the same time. It is FREE to see if you qualify and you don't have to put down an earnest money deposit until we have your pre-qualified with the mortgage broker.

WHERE DO YOU FIND DOWN PAYMENT ASSISTANCE??

There are several different ways to obtain down payment assistance.

1. Obtain a gift from a relative.
2. Increase your offer to include help from the seller with your down payment, closing costs and pre-paid items. Note: there is a maximum the mortgage company will allow the seller to contribute which is up to 6% of the purchase price.
3. There are several programs other local programs that are available:
Hands Program- This program has you attend a class and 14 days after attending the class will give you a certificate to help with your down payment. Call 407-447-5686 or go to www.HandsOrlando.org to see about this program. Hands does not loan money, potential homebuyers must qualify for a home loan with a bank or mortgage company. HANDS provides the required homebuyer education course for local down payment

assistance to eligible clients. After taking the homebuyer seminar, participants receive a certificate of education that must be included in their loan package and sent to the City or County providing the down payment assistance. HANDS certificates of education are accepted in Orange, Osceola, Lake, Seminole and Volusia Counties, and the Cities of Orlando and Deltona.

4. Borrow from your 401K or IRA, why not borrow from yourself and pay yourself interest. Depending on your income, you are guaranteed \$8,000.00 from IRS as a tax refund for buying a home so you pay it back in less than 1 year .
5. Borrow from your credit card.
6. Use your tax refund if it is early in the year.
7. Use the \$8,000.00 tax credit/refund that IRS is giving you as a way to help with your down payment.

Below are the income limits for Osceola, Orange and Seminole Counties

OSCEOLA COUNTY DOWNPAYMENT PROGRAM INCOME LIMITS			
Household size	very-low	low	Moderate
1	\$20,700	\$33,150	\$49,680
2	\$23,700	\$37,900	\$56,880
3	\$26,650	\$42,600	\$63,960
4	\$29,600	\$47,350	\$71,040
5	\$31,950	\$51,150	\$76,680
6	\$34,350	\$54,950	\$82,440
7	\$36,700	\$58,700	\$88,080
8	\$39,050	\$62,500	\$93,720
ORANGE COUNTY DOWNPAYMENT PROGRAM INCOME LIMITS			
Household size	very-low	low	Moderate
1	\$20,700	\$33,150	\$49,680
2	\$23,700	\$37,900	\$56,880
3	\$26,650	\$42,600	\$63,960
4	\$29,600	\$47,350	\$71,040
5	\$31,950	\$51,150	\$76,680

6	\$34,350	\$54,950	\$82,440
7	\$36,700	\$58,700	\$88,080
8	\$39,050	\$62,500	\$93,720

SEMINOLE COUNTY DOWNPAYMENT PROGRAM INCOME LIMITS

Household size	very-low	low	Moderate
1	\$20,700	\$33,150	\$49,680
2	\$23,700	\$37,900	\$56,880
3	\$26,650	\$42,600	\$63,960
4	\$29,600	\$47,350	\$71,040
5	\$31,950	\$51,150	\$76,680
6	\$34,350	\$54,950	\$82,440
7	\$36,700	\$58,700	\$88,080
8	\$39,050	\$62,500	\$93,720

Each county has money available to individuals looking to buy a home.

Alachua County-
 Baker County-
 Bay County-
 Bradford County-
 Brevard County-
 Broward County-
 Calhoun County-
 Charlotte County-
 Citrus County-
 Clay County-
 Collier County-
 Columbia County-
 DeSoto County-
 Dixie County-
 Duval County-
 Escambia County-
 Flagler County-
 Franklin County-
 Gadsden County-
 Gilchrist County-
 Glades County-
 Gulf County-
 Hamilton County-

Hardee County-
 Hendry County-
 Hernando County-
 Highlands County-
 Hillsborough County-
 Holmes County-
 Indian River County-
 Jackson County-
 Jefferson County-
 Lafayette County-
 Lake County-
 Lee County-
 Leon County-
 Levy County-
 Liberty County-
 Madison County-
 Manatee County-
 Marion County-
 Martin County-
 Miami-Dade County-
 Monroe County-
 Nassau County-
 Okaloosa County-

Okeechobee County-
 Orange County-
 Osceola County-
 Palm Beach County-
 Pasco County-
 Pinellas County-
 Polk County-
 Putnam County-
 Santa Rosa County-
 Sarasota County-
 Seminole County-
 St. Johns County-
 St. Lucie County-
 Sumter County-
 Suwannee County-
 Taylor County-
 Union County-
 Volusia County-
 Wakulla County-
 Walton County-
 Washington County-

Buying Our Pre-Foreclosure Properties at Auctions

We recommend purchasing one of the pre-foreclosure property at our auction. The reason is you become familiar with the process, you are able to place a bid and then we will be able to help you obtain financing. No earnest money deposit is taken until you have been qualified with a mortgage broker. It is real simple to place a bid on a home just fill out an Application to Own a Home and Purchase Agreement and within 48 hours we tell you if the bank approves your offer.

Our Auction's are not like the public auctions where immediately after your place a bid your need the CASH to buy the property. We are easy to work with and we hold your hold the entire time.

Why You Should Buy a Home Through Us

At www.SellHousesCheap.com, we work with sellers and banks to liquidate real estate properties prior to foreclosure. Our pre-foreclosure properties are pre-approved for short sale with the lenders so it takes approximately one to four weeks to close your transaction. You are able to get title insurance on all the properties. We take the guess work out of whether the lender will accept a short sale offer. While other Realtors are going through the short sale process and waiting for the banks to appraise the properties, we have already gotten our properties approved for short sale and can offer them to you to purchase NOW. Why waste time making offers on properties that the banks will not accept your offer when you can buy one of our approved short sale pre-foreclosure properties. You know you will be able to close the transaction in one to four weeks.

Buyers who purchase these properties from us get a discounted property, and their Realtors are happy because the transaction closes quickly, they don't have to go through the long and frustrating short sale process and paperwork and their commissions are guaranteed. We take care of that for you and your Realtor, it is not necessary to have a realtor we can provide you with all the paperwork necessary. The sellers and the lenders are happy because we have saved the home from going to foreclosure.

We will also get you pre-approved with a lender for you at no charge. Just give us a call at (321) 392-4395 or visit our website at www.SellHousesCheap.com to buy a second home or vacation home. There has never been a better time to buy.

Our inventory sells fast so don't wait. We also specialize with working with buyers that have credit issues and need to fix their credit, need to close quickly, need a fair price and a reasonable down payment.

Buying a Second Home

Several buyers are buying a second home or vacation home because of this economy. They know it is a buyer's market, interest rates are still low they can get great discounts. So if you have not taken advantage of this buyer's market, don't wait. Today's market is one of the best times to buy a second home or vacation home. Second homes and vacation home properties have not been so affordable in years.

Vacation Homes

Families who travel frequently want the comforts of a home always prefer buying a second home to use as their vacation destination rather than having stay in a hotel. Especially if they have young children, having a kitchen, a yard, and other amenities such as a pool, tennis courts, golf course and clubhouse allows a family to have privacy.

Baby Boomers and Retirees

The baby boomers and retirees should be taking advantage while the prices are low to buy their second home that they have been waiting for in Florida. We work with many baby boomers and retirees who are purchasing second homes. Buyers who plan to use their second homes as vacation properties until they are ready to retire, can always rent them out to help with their monthly payments..

Fractionalizing

I don't know if you are familiar with fractional real estate, but that is another way buyers are able to buy second homes right now. Fractional real estate is where a seller will sell fractions of

ownership in their property. Each owner receives a deed for their fractional share, and the owners share the maintenance, insurance and taxes. Each owner gets certain weeks in which to use the property. Fractional real estate ownership is great for someone that wants to buy a second home with the same amenities as a four or five star hotel in a vacation destination and cannot afford to buy the property alone. In fact, most of the time, the owners hire a management company to maintain the property. This gives the owners more time to enjoy their second home or vacation property. Not every property may qualify for fractional real estate because there may be certain state and local laws that do not allow fractional shares to be sold and some homeowner associations may also not allow it. So before you venture into a fractional real estate transaction, I suggest you ask us or consult with an attorney and check the rules and regulations of the homeowner association and your state and local city and county ordinances to make sure that property qualifies as fractional real estate.

Foreign Buyers

It is still a great time for foreign cash buyers to buy U.S. properties. Your money goes further here than what you could buy in your own country. We work with many foreign buyers and investors for our properties.

Long Term Investment

Today, buyers who are purchasing second homes are looking at them as investment properties. If you are looking to build your portfolio and long term wealth, buying a second home, vacation or retirement property is a great idea. You can rent it out for part of the year and still use it on a yearly basis. You can use the positive cash flow to purchase another property and build your long term wealth. In today's market, buying at discount and holding on to the property for the next five to 10 years is a smart financial decision. Real estate is still one of the best long term investments that you can make. There are some extra costs involved with second home ownership. For instance, higher taxes, mortgage rates, insurance and you may have

management costs. Investing in real estate in a down market is how the big boys “Donald Trump” or “Warren Buffet” make a killing and increase their wealth. Why not be just like them.

WHAT TO WATCH OUT FOR

To avoid predatory loan practices, you should watch out for the following:

- Get all costs in writing upfront. Good Faith Estimate and Truth in Lending are required documents that lenders must by law give you within three business days from the time they take your loan application.
- Your Good Faith Estimate will describe all the fees. Never pay for an appraisal until you receive the written good faith estimate from the lender. Appraisal fees range around \$350.00 to \$500.00. Keep in mind that the Good Faith Estimate may change during the loan processing period depending on what other fees you incur during the process. It should not affect the loan originating fees much so make sure they are still within the same range.
- Good Faith Estimates are exactly what they say “Good Faith”, the amount of the closing costs can vary based on when you close your loan i.e. beginning, middle, end of the month. Most of the changes that occur because of the escrow for taxes and insurance.
- Watch out for prepayment penalties. This is a fee the lender charges you for paying your loan off in full early. The prepayment penalty is usually equivalent to 6 months of interest. **Be sure your interest rate is locked in before you sign the final loan documents, and if you have any doubt, ask the loan officer if there is prepayment penalty.**

If after reading this report and you are still not sure about buying, feel free to call our office we will be happy to assist you. Our number is 321-392-4395 and our website is www.SellHousesCheap.com

PS.

We update our houses weekly so it is really important to join our VIP Buyers List so you can get a home at a great discount.

PSS.

What are you waiting for? It is FREE to see if you qualify so you have nothing to LOOSE!!