

Selling Residential Property as an Un-represented Seller: How the Max Business Group Real Estate Services Can Help

Congratulations on the decision to sell your property. Our research shows that the #1 reason for people to sell their property themselves is: I do not want to pay a commission. From our experience we have found there are many reasons people don't want to pay commissions some of which are:

- they entered into a mortgage which because of changing market conditions (higher interest rates and lower sales prices for homes) has now placed them upside down in the market- they just can't afford it because they owe more than the property is worth.
- sometimes they sell to friends or relatives and don't feel they need the help, or they
- just do not want to deal with an agent.

What ever your reason for going it alone we understand and respect your decision. You may also like to know that beyond our full representation services, we also offer help to for-sale-by-owner sellers in two unique ways.

- **You sell- we help:** Use our *low flat rate \$2,000 Transactional Licensee service.* In this service we do not represent you in the sale and only complete ALL the paperwork that meets all state requirements (keeps your transaction legal) and help guide you at critical points in the sale. **Or**
- **You go it alone:** Submit Your Property for Sale, for FREE on our website (no contracts or obligations). Go to the front page of our website at www.maxbusinessgroup.com. At the bottom of the page, under the heading Sellers, select the box Submit Your Property for Sale, or give us a call at 724-368-3650 and we will take the information over the phone and place it in our buyers database for you (you will still need to send us a picture).

PS: Please be cautious of anyone approaching you to "help" you out of your situation by offering to buy your property under certain conditions. Because you have advertised and decided to go it alone, many so called "real estate investors" will see that you may be in a weakened position, one that they may be able to capitalize on. We always suggest that BEFORE YOU SIGN ANY PAPERS, CONSULT WITH A REAL ESTATE ATTORNEY FAMILIAR WITH INVESTOR BUYING PROCESSES!

Take Action:

Call us at 724-368-3650 to schedule a free consultation to discuss your needs and learn all the ways we can help you *sell your property* for the most money in the shortest period of time while reducing stress and limiting your legal liability now and into the future. Also call if you have been approached by an "investor" looking to buy your property under what seems to be unusual buying conditions.