



Frequently Asked Questions by Sellers

1. Why should I use the Home Grants Program to sell my house?

The Home Grants Program is a proven method for a quick sale when you are trying to sell your home. Our clients have been pre-qualified for a mortgage and are educated in buying a home. Our clients do not make insulting offers; all offers are based on fair-market appraised value **“Full Market Value”**. In many cases, Home Grants recipients will offer you the full-appraised value for your home.

2. Who uses the Home Grants Program to purchase homes?

Unfortunately, people tend to stereotype the people that utilize the Home Grants Program. Typically the Grant recipients are first time homebuyers, who have good credit and steady jobs (they must qualify for a mortgage to receive a Grant). The common factor among our Grant recipients is the absence of cash available for down payment and closing costs. The lack of a down payment may be the result of past debt, high rent, new family members, and ever-present car payments, etc.

3. How do the grant recipients get their money?

We have a large pool of money, separately managed for Grant making. When our recipients are ready to close, we wire transfer or bank transfer the Grant/Gift money to the closing agent’s escrow account; the closing agent will then disburse the Home Grant accordingly.

4. How much does the Home Grants Program cost?

There is a \$650.00 administrative fee on each Home Grant; the seller, builder or lender usually pays this expense. This administrative fee helps offset the education cost and the operational cost associated with administering the program. The Home Grants Program also requires replenishment in the amount of Home Grant money gifted to the grantee purchasing your home. Typically the seller replenishes the funds instead of giving a selling concession. The funds you contribute to the Home Grants program are considered a charitable contribution. You may benefit from a tax-deductible contribution, which may equate to a tax refund for you! The donation to the Home Grant program, your donation will be deducted from the proceeds not your pocket.

5. How quickly can my home be sold with the Home Grants Program?

We may actually have a buyer right at this moment. Once you agree to the terms of the program your home will be added to our list of available homes. Your home will appear in our seminar flyers and will also be featured on our soon to be released Website. However, there is no guarantee that your home will be purchased by one of our Grant receivers.

7. Am I bound to the Home Grants Program?

No, you are not bound to the program at all. You do not list your home with us, you simply agree to the terms of our program in the event that we have a buyer for you. You are free to sell your home at any time without complication from us; “this is not a real estate sales program!”