

HOME SELLERS GUIDE

Simcoe County



**WHAT YOU NEED TO KNOW TO MAKE AN
INFORMED DECISION ABOUT SELLING YOUR HOME**



**905-260-9779
WWW.LEWISBP.COM**

HOW IT WORKS

Our goal is to make the selling process as easy and stress free as possible!

CALL US: 905-260-9779

1
STEP

**AN INITIAL MEETING OVER THE PHONE
TO DISCUSS YOUR PROPERTY**

2
STEP

**A HOME VISIT OR VIRTUAL ASSESSMENT
WITH A MEMBER OF OUR TEAM**

3
STEP

**WE PRESENT A FAIR OFFER FOR YOUR
HOUSE (WITH NO COMMISSIONS OR FEES)**

If you accept our offer, you pick a closing date that works for you - as quick as 14 days, or 1-3 months if needed.

Then just relax, pack and wait for closing!



COMMON REASONS TO SELL YOUR HOME

Is home ownership becoming a *hassle* or a *financial burden*? Is the *stress* no longer worth it? Here are a few reasons why selling may be your best option:

FINANCIAL

Financial difficulties can be very stressful. Maybe you are struggling to keep up with mortgage payments, repairs or are dealing with an issue that needs emergency cash. Selling your home can get you cash quickly and give you a fresh start.

REPAIRS & RENOVATIONS

Owning a home comes with constant upkeep, unexpected repairs and expensive renovations. Sometimes the repairs and updates are just too costly or you are overwhelmed and tired of living in renovations.

INHERITANCE

Inheriting a property sometimes seems great, but often comes along with outstanding mortgages, taxes, and utility bills to be paid. And quite often these homes are old, outdated and in need of updates or repairs to be able to live in or sell.

LIFE CHANGES

Life happens! Dealing with divorce, health issues, job loss or relocation can be very overwhelming and costly. Selling your home can help relieve some financial burdens, ease some pressure and give you a fresh start.

TIRED LANDLORD

Being a landlord can be stressful, costly and overwhelming. Dealing with bad tenants, repairs and emergencies are just a few of the factors that come with rental properties.

IF YOU ARE IN ANY OF THESE SITUATIONS, KNOW
YOU ARE NOT ALONE. WE WOULD LOVE TO HELP.

WHAT IS A PRIVATE HOME BUYER?

When you sell to a private buyer, there is no middleman, so you are dealing directly with the buyer - us! This saves you both time and money.

As private buyers, we are ready to give you a cash offer. We do a walkthrough with you ourselves, and guarantee closing - quickly if needed.

CONDITIONS

Our contracting experience allows us to buy houses in need of renovations, and fix them up! No need to renovate, repair or even paint. We will buy your house in original condition or in rough shape.

TIMEFRAME

When selling on the market, the process can take months. As private buyers we are able to buy & close quickly. Once you accept our offer we can close in as little as 14 days. Or, if you need longer to figure out your next steps, we can work together to find a closing date that works for you.

COMMISSIONS

Since you are selling directly to us, with no middleman, there are also no fees or commissions. The cash offer that you receive is the amount that goes straight to you on closing.



**TRYING TO
UNDERSTAND THE
DIFFERENCES
BETWEEN LISTING
WITH A REALTOR
OR SELLING
PRIVATELY?**

**HERE'S A SIMPLE
BREAKDOWN:**

**REALTOR LISTED PRICE:
\$300,000**

Staging/Cleaning - \$750

Professional Photos - \$700

Selling Commissions - \$15,000 + HST = \$16,950

Selling Lawyer Costs - \$1,695

Mortgage Payments - \$1,900/mo

Carrying Costs - \$750/mo (tax, insurance, bills etc.)

Timeframe - 6 months

Total Cost to sell - \$35,995

**ACTUAL SALE PRICE:
\$264,005**

WHEN SELLING TO A PRIVATE BUYER, YOU ARE NOT PAYING ANY FEES OR COMMISSIONS. YOU DON'T NEED STAGING, PHOTOS OR CLEANING. THE PRICE WE OFFER YOU ACCOUNTS FOR ANY RENOVATIONS OR REPAIRS THAT THE PROPERTY NEEDS.



DO YOU ...



**HAVE AN OLDER HOME?
(15+ YEARS)**



**NEED MINOR OR MAJOR
RENOVATIONS?**



NEED TO SELL FAST?



**NEED HELP GETTING OUT
OF YOUR FINANCIAL
DIFFICULTIES?**

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“ Absolutely great experience with Lewis Brothers Properties. They were extremely helpful with the whole process of selling my house, including obtaining lawyers & Financial Brokers. I was given a fair price for my house considering the amount of work that needed to be done to fix it. I couldn't have done it without them! Any questions or concerns I had were answered and dealt with promptly! They made my move easy and relatively stress-free! I would highly recommend Lewis Brothers to purchase your fixer upper! Thanks guys! ”

- CYNTHIA

RENOVATION ESTIMATE CALCULATOR:

IF YOU'RE CONSIDERING LISTING ON THE MARKET, ANY AGENT WILL PROBABLY TELL YOU TO COMPLETE REPAIRS & RENOVATIONS BEFORE LISTING. NOT ONLY DO COSTS ADD UP QUICKLY, BUT THEY TAKE TIME TOO!

HERE'S A QUICK ESTIMATE CHECKLIST:

- Roof/Shingles: \$5,500
- Exterior Siding: \$8,000
- Exterior Painting: \$3,500
- Windows: \$500 + per window
- Garage Door Replacement: \$1,000
- Landscaping: \$1,000
- New Deck: \$3,500
- Basement Sealing & Waterproofing: \$10,000k +
- New Carpets: \$1,700
- Kitchen Renovation: \$7,000 +
- New Kitchen Appliances: \$2,300
- Bathroom Renovation: \$5,000+
- Interior Paint: \$3,750
- Furnace & A/C: \$6,250 +

These prices are based on an average home and are just an estimate*



**WE WOULD LOVE TO SPEAK WITH YOU,
ANSWER ANY QUESTIONS AND SEE HOW WE
CAN HELP YOU.**

**FEEL FREE TO GIVE US A CALL OR CHECK OUT
OUR WEBSITE FOR MORE INFORMATION.**

WE ARE NOW BOOKING VIRTUAL ASSESSMENTS.

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