

## Creative real estate solutions for ANY situation



**Cerberus Real Estate Solutions is different.** We don't just buy houses. Our services are built around helping families move forward. We specialize in offering solutions for those who need to sell a home quickly or buy a home without going through traditional channels. And the best part is that we do it for free.

### Home Sales

Whether forced to move because of a life changing event, trapped in a home you can no longer afford, or left to care for a house bestowed to you by a loved one, our team of experts can help you find a way to solve your most difficult real estate problems.

### Home Buying

Homeownership is one of the most rewarding experiences a person can have. Unfortunately, many families will never experience it. Whether it's the fear of a large financial commitment or the inability to obtain traditional financing, many believe homeownership is out of reach. Cerberus Real Estate Solutions is committed to helping families overcome these obstacles. With special programs for buyers, bad credit, no credit, and little money to put down is not a problem.

Whatever your situation, our staff of trained real estate professionals can help you overcome. Call us today and take your first step towards a brighter future.

1-800-903-7175 • [info@CerberusRealEstate.com](mailto:info@CerberusRealEstate.com)  
[www.CerberusRealEstate.com](http://www.CerberusRealEstate.com)



## Ready to move forward?

Contact Cerberus Real Estate Solutions today.  
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## Selling or buying a home isn't impossible



Difficult situations  
require creative  
solutions



## Solutions for Sellers

### Don't move out, move forward

Life has a way of catching us off guard: divorce, loss or transfer of a job, death/illness of a loved one, and unmanageable mortgage payments. Throw in losing your home because you are behind on payments and it can feel like the end of the world. Even if you are facing foreclosure or have little or no equity in your house, we can help. Our programs allow you to escape the financial burden of your situation.

#### Quick-Sale Program

*Existing mortgage? Pending foreclosure? No problem*

Cerberus Real Estate Solutions can buy your house for cash and close in a hurry (often 30-45 days). We will do everything we can to help, including:

- Negotiate with mortgage lender to stop foreclosure
- Negotiate with mortgage lender to restructure loan
- Connect you with free credit/financial counseling to help you re-establish yourself

#### Lease Option Program

*Put your house payments on autopilot*

Cash buyouts are often done at a significant discount. Our Lease Option program allows you to sell your house for close to the asking price, even if it has little or no equity. Utilizing our Perfect Tenant program, we'll match you with a committed tenant buyer who will rent to own your home. We'll make ALL your monthly payments, maintain your property, and manage the tenant. This program is a true win-win situation. It provides many benefits to sellers:

- Immediate debt relief
- Pay down mortgage balance/increase home equity
- Improve credit score by allowing us to bring your mortgage current and make consistent/timely payments
- Maintain homeowner tax benefits until house is sold



## Solutions for Buyers

### A different path to homeownership

There are many obstacles that stand in the way of homeownership. Whether you are unable to get traditional financing or are just unsure that you're able to take that first step, Cerberus Real Estate Solutions has programs that can help you succeed. You *can* own a home, and we'll be there to help every step of the way.

#### Tenant/Buyer Program

*Test "drive" before you buy*

Worried that you're not ready for the financial commitment? Our Tenant Buyer program allows you to rent to own the home of your dreams for about that same price you'd pay in rent. Since the up-front money is significantly less than a traditional down payment, you're risking less.

If you at any point feel the house is not right, you can walk away with no penalty.

Even if you have no credit, bad credit, or little money to put down, you can still qualify. So, why are you still renting?

- Smaller up-front payment compared to traditional financing
- Bad credit or no credit is not a problem
- Monthly payments are comparable to rent
- Make reasonable property modifications
- No obligation to buy and no penalty fees if you walk away
- Free credit and homeownership counseling
- Benefit from house price appreciation before you even buy



## Solutions for Homeowners

### Upgrade your house without the hassle

Even our best laid plans can come back to haunt us. Perhaps a promotion or addition to the family has left you regretting your choice of homes. Maybe you're worried that stagnant or declining home values have left you trapped in your current home. Cerberus Real Estate Solutions has options. We can help you move into a bigger, better home before you even sell your current house.

Homeowners can reap the benefits of both the buyer and seller programs. You'll be able to:

- Sell your home even if you have little or no equity
- Avoid losing 8-10% of your home's value in selling fees and commissions
- Avoid paying a large down payment typically needed to move into a new home
- Retain homeowner tax benefits from your original property
- Buy your new home only when and if you are ready



Know someone looking to buy or sell a home?  
Refer a friend and make \$250.