



Buy with cash

Call the shots with a cash offer

Until now, cash offers were out of reach for most people. But not anymore. We've partnered with Homeward, a new kind of home finance company, to make you a cash buyer.

- ✓ **Shop with confidence**
Be ready to make a cash offer as soon as the home you want comes on the market.
- ✓ **Command better terms and win**
Negotiate with a strong offer so you can buy on your terms and timeline.
- ✓ **Close faster**
Eliminate the finance contingency and get the keys to your new home in as few as 14 days.

“

In a market where cash offers are king, *Buy with cash* gives regular buyers the same advantages royalty has. First rate.

Doc
San Antonio, TX

“

Buy with cash helped me compete in a tough market. I would still be looking for a home if it weren't for this program.

Thomas
Kyle, TX

“

We were able to close on a house that would have been out of our price range if we hadn't made a cash offer.

Lee
Austin, TX



April Ann Spaulding

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Buy with cash for an effective fee of 0%*

Convenience fee

Often rolled into mortgage

The standard convenience fee in Florida is 1.9%.

But if you use Homeward Mortgage, you'll receive a credit at closing for the same amount, making your effective convenience fee 0%.

+

Rent

Deferred until you close

Homeward prorates your rent by day.

*Homeward's standard convenience fee is 1.9% of the purchase price of your new home. If you finance your purchase with Homeward Mortgage, Homeward's affiliate lender, Homeward will contribute 1.9% of the purchase price toward your closing costs, so that you pay an effective convenience fee of 0%. That said, you're free to obtain your loan from any mortgage lender you choose and still make a Homeward Cash Offer.

Shop for a home with less stress and more confidence

HERE'S HOW IT WORKS

1



Get approved

Homeward approves you for a specific amount so you can start shopping and be ready to make an offer as soon as the house you want comes on the market.

4



Move into your new home

Prorated rent begins the day Homeward closes on your new home and you rent it from them until you buy back the home.

2



Make a cash offer

We work with Homeward to make a cash offer on your new home. Cash offers are four times more likely to beat financed offers.

5



Buy back your new home

Once your mortgage is ready, you'll close on your new home by buying it back from Homeward.

3

Win the home

The seller accepts your offer. We work with Homeward to finalize the purchase. You'll have a few tasks to complete, too, including paying your earnest money deposit, scheduling an inspection and signing mortgage disclosure documents.



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