



A BETTER APPROACH

to Selling Your Home

Welcome to the new way to find a buyer in 30 days



Need a reason to read this free guide?

Let's say you have a home for sale, and it's worth \$230,000. What if I told you that this free guide could be worth \$13,800? That \$13,800 is what you would pay on average for a 6% real estate commission. That commission is not chump change. It's real money.

If you want to know how you can market your own property in such a way where you attract many home buyers without the hassle of talking to them too much? Well buckle, hold on and read this free guide.

Our Value and Commitment To Your Success

So you've tried to sell your home or you're sick of the landlord game and you're wondering why to read any further. We believe you deserve all possibilities. Consider the following:

MARKETING DONE RIGHT

We teach amazingly effective and sometimes unconventional methods for ***finding the best family within 30 days*** who can buy your home and give you peace of mind. We also show how to use social media to sell your home. Let's face it. Most use Facebook.

PRESCREENING

We show you how the tips and tricks to ***hire competent professionals for free*** to prescreen your buyer. Sure we will always give you the DIY education if you want to control the whole prescreening process, but we know your time and money are valuable, and therefore we give you the best knowledge to find your dream buyer.
We show you shortcuts to use to know with certainty before you sell your home.

THE LAST RESORT

The "Last Resort" is a short-term 1-year rent to own or lease with the option to purchase your property. We will give you examples of the kind of agreements that you'll need and the ***professionals to help you put this real estate transaction together.*** You need the right guidance and information. Lease Live Own LLC has the education and experience to show you how to put this together.

THE OPPORTUNITY FOR BOTH SELLER AND BUYER

We will explain why this ***powerful marketing technique*** could change the real estate industry. In this free guide, we explain the benefits and why a buyer would consider buying your home with the marketing and prescreening techniques we teach.

Our effective marketing should help you land the right family in 30 days. As a last resort, a short-term 1-year rent to own is a great alternative. Below is just one scenario where rent to own makes sense.

Sometimes a well-qualified buyer is in a tight spot. Many times, the buyer needs to buy now but can't get a mortgage. Why? Because their home hasn't sold yet. This is a timing issue. They have the down payment but can't get a mortgage until their other home is sold. That happens all the time, and you, with our education, can solve now.

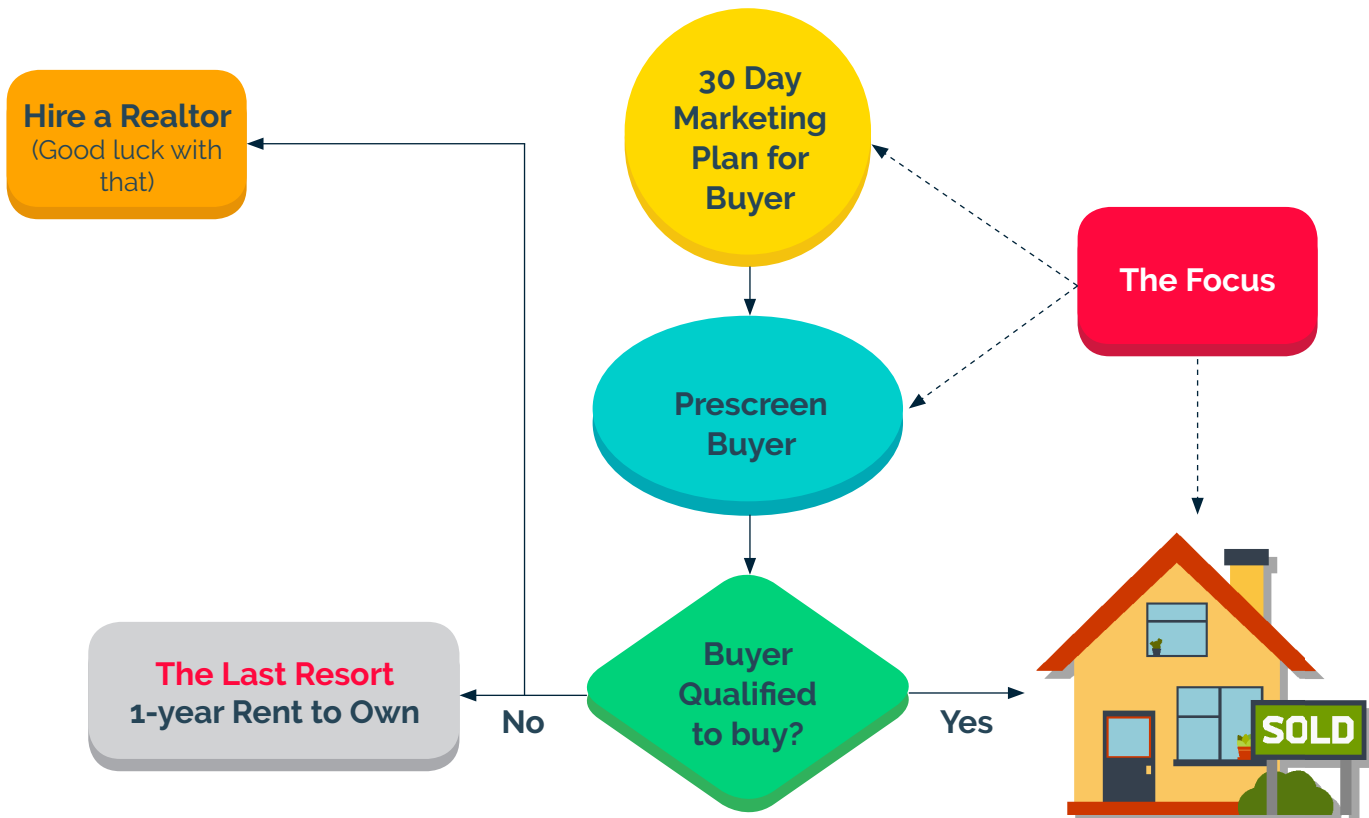


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Below is a diagram with the focus on finding a buyer for your home in 30 days.

Even though our focus is on marketing, many homeowners are not familiar with rent to own and how it works. Remember, rent to own is the **last resort**, and our training manual focuses on the marketing, but the remainder of this free guide explains "The Last Resort."



Whether you're a **home seller** or a **Landlord**, there are four ways to sell your house, each option offers varying degrees of convenience, speed and cost.

- 1** **SELL TO AN INVESTOR:** Quickest way to offload your home but is the most expensive option. Investors like deep discounts on your home.
- 2** **LIST WITH AN AGENCY:** This option can take more time, and the real estate commission you can expect to pay averages 4-7% off the top.
- 3** **SELL IT YOURSELF:** Many Lease Live Own LLC will give you the tools to find the home buyer within 30 days. Besides what we mentioned in option 1 & 2, we show you which professionals can help you while you try to sell your home. This is FSBO done the right way.

Lease Live Own LLC believes that at the minimum, the home seller or frustrated landlord should find a home buyer in 30 days. If this does not happen and you still want to save yourself thousands in commission cost. Option 4, we call the last resort.

****** But there is a 4th option that investors and real estate companies don't want you to know about! ******

- 4** **LEASE WITH OPTION TO BUY:** In our experience, transactions happen within 30 days. With our aggressive marketing, we can find a buyer. If not, we can educate you to find a family who can qualify for a mortgage within one year. This option provides the most upfront revenue in your pocket while you wait for the buyer to be eligible for a mortgage.

Interested?

Let me explain how this works.

This overview will give you a roadmap to help you:

1

Get **full price** for your house without haggling

2

Show you how to **avoid thousands in real estate agent fees**

3

Put **more cash in your pocket**

4

Move your house in **30 days** so you can move on!



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Whether you're a homeowner looking for another solution or a landlord that's had it with tenants and toilets, this guide will give you a plan to finally fix those problems.

PROBLEMS THE SELLER FACES:

- ✓ Too many houses to compete with
- ✓ Not enough buyers
- ✓ Have to keep dropping sales price
- ✓ Not much equity
- ✓ Need to move soon
- ✓ Landlord Headaches

PROBLEMS THE BUYER FACES:

- ✓ Lending guidelines tightening up
- ✓ Old or incorrect items on credit report
- ✓ Not enough trade lines
- ✓ Need to find a good school district for kids

THE BOTTOM LINE: You want the most upfront cash, monthly payments covered, and your house sold in a timely fashion from a qualified candidate. This will give you three important advantages: **price, convenience, and security!**

With the **Lease Live Own strategy** this is possible. The tenant buyer will thank you for helping them get their dream home without having to qualify with a mortgage company to get financing right away, which can buy them valuable time for various understandable reasons.

We Can Help

... and together we will work to get exactly what you want.

Many potential buyers get turned down at the last minute for financing on a house, and need to address a couple of items, but they want to keep the kids in the school district and are serious about buying as soon as possible. **This is NOT just a rental situation** as they are simply making the payments directly to you while preparing for permanent financing on your home.

CONCERNS YOU MAY HAVE:

- How does "rent to own" work and is it right for me?
- Is this legal? (Hint: It's 100% legal!)
- How much upfront money can I expect with this strategy?
- How can I find a qualified Tenant-Buyer?
- In what situation does this work best?

SOME OF THE BENEFITS FOR YOU, THE HOMEOWNER / LANDLORD:

- Get full price for your house without haggling
- Avoid thousands in Realtor fees
- Put more cash in your pocket
- Move your house in 30 days and move on!
- A better quality tenant who wants to buy your home in the near future

How does rent to own work for the seller

Rent to own, also known as a Lease Purchase or **Lease Option**, is what the name implies. You are renting out your home and then giving the tenant the option to buy it. Don't worry, it's short term in duration. By short-term, we mean lease with a **one-year buyout**.

Our **Lease Live Own strategy** gives you all the tools in order to accomplish this and answers all the concerns you may have. Having the right knowledge from a company who cares will help.



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Like you, I've owned a home and I've had to make some hard decisions based on my circumstance. My decisions were based on a life event. Divorce. Yes, it happens, and it happened to me.

Back then I didn't know there was a better way than the usual listing my house with a real estate agent or trying my hand at renting my house to cover my mortgage and build equity in my investment.

You may be looking for a way to sell your home or at least have your payments covered for a short term. Whatever your circumstance, this strategy will put thousands of upfront money in your pocket while finding a responsible person who will make on-time payments with a short-term buyout at a future date. More on this strategy later.

A Gentle Reminder...

Throughout this overview, you will be presented with two concepts:

The truth **1**

And what it takes **2**

THE TRUTH - In order for us to get the most out of this transaction in a quick fashion, we will be honest with you. For instance, if your house is in poor condition, is in an undesirable location, smells bad, is priced too high, and you are facing a financial crisis, etc... then we probably can't help you.

IT'S A LITTLE WORK AND IT WORKS! - Yes, if you want to make a good chunk of money, get the best tenant-buyer, and have a stress-free life (for the most part), it takes some doing on your part.



Don't worry, we give you the support and information you need in order to succeed. Here's a little reminder why a little hard work pays off:



NO REAL ESTATE COMMISSION

This alone saves you thousands



LOCK IN YOUR PURCHASE PRICE

No haggling or negotiating. What a relief!



LARGE UPFRONT OPTION FEE

You make thousands upfront by helping a family with good income, but less than perfect credit to get into their American dream home.



LOW MAINTENANCE

If you've ever been a landlord, you know that being a landlord can be challenging. We teach you how to avoid these common issues.



ABOVE MARKET RENTS

Tenant-Buyers, on average, will pay above market rents. For example, If your neighborhood rents are \$1000.00 a month. You could realistically charge \$1,100.00 a month or more. But don't be too greedy or you'll talk yourself out of a good couple. We show you how this is done.



PEACE OF MIND

There is something to be said when you can feel real good about solving your selling or landlord issues profitably and go on with your life.



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My Story

For some of us, childhood is something you survive. For me, I lived in twelve foster homes, one Catholic orphanage in New York City, and one runaway shelter.



Why? Because I happened to witness some awful things at an early age. My “not so responsible” parents threw drug filled parties in wonderful Pomona, California, and some bad things happened, which resulted in a permanent loss of their parental rights.

Yes, I survived my childhood. Most of us did. Those childhood events may have delayed some of my future goals, but I refused to be a victim. And the silver lining is that from an early age, I had to learn how to be an independent thinker, and find trustworthy guides along the way, which has fostered my “help others” commitment and philosophy.

The best escape from my childhood was the Navy. I joined in 1982 and no it wasn't because of that silly movie called “An Officer and a Gentleman”.

I enjoyed my stint in the Navy, learned a work ethic, met some interesting people, and stayed on a freaking boat most of the time!



Here's me then =====>

Kidney Donation



After floating around here and yonder trying to find myself for many years, I eventually completed a bachelor and master's degree and became a full-fledged nerd. Since 2000, I've worked as a software developer for many firms. Now I work as a contractor for the Navy in Pensacola, Florida.

One of my coworkers had serious health issues, and she needed a kidney. I asked how I could help. She told me how to explore becoming a donor, and after seven months of many grueling medical tests, I was found to be a match. So in July of 2018 I donated my left kidney to my coworker, and she's' doing great!

Paying it forward and helping people is something I've always enjoyed, and I hope this guide helps you!



How I discovered this powerful home selling strategy

Almost all my adult life I wanted to own a small business. Somehow it didn't happen until 2018, which was the same year I donated my kidney. Like many unsuspecting folks, I bought real estate courses. I spent thousands on those courses. The real estate niche I found most interesting was the "Rent to Own" space. Basically, I played the middleman between the hometown and the "tenant buyer". There was one major flaw that made me rethink this powerful technique. I made my money, usually 5-10k, from the tenant who rented the sellers home. The problem with me being the middleman is that the money I received could not be used as a down payment.

This revelation shook me to my core. I was horrified that this was at the expense of the buyer. Most banks only recognize a down payment if the money comes from the one who wants to buy directly to the one who wants to sell. It became my mission to make sure that these strategies are used for good and benefit people who need this process the most, which doesn't include greedy investors.

What if you could get anywhere from 2% to 5% upfront cash for your house quickly?

My Pain - Your Gain

I spent thousands on my real estate education and experience. You don't have to buy any course, google every concept, or learn the hard way. I've done all of that for you. You'll save both money, time, and undue suffering for this knowledge.

That's worth it, right?

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How the Lease Live Own strategy can help you

Some of what we teach you in the training manual:

- ▶ How to market your home to get the best-qualified candidate in 30 days
- ▶ How to set your home price. No need to keep dropping your price!
- ▶ Learn how to put the tenant-buyer through an intensive prescreening process
- ▶ How to prepare your home to sell
- ▶ How much to charge in rent
- ▶ How to hire the right professionals with minimal cost or no cost
- ▶ How to set up the tenant's payment to be a direct deposit in your bank account
- ▶ How to hire a property manager if you must. Most times, this is unnecessary.
- ▶ How to prepare to close on your house and avoid cost crushing closing cost
- ▶ Tips to protect your interest in a contract
- ▶ How to inexpensively hire the right lawyer to create the contracts
- ▶ Avoid real estate commission, and other closing costs hidden fees.

With the right information and a little support you can do this!

And why wouldn't you? If you can lock in your price, avoid commission, find someone who will take care of your home, and sell your home in one to three years?

REMEMBER, no banks are involved. **No real estate commissions.**

There are so many advantages to learning the Lease Live Own strategy over selling your home the conventional way. Therefore, having another way to consider will help you make an informed decision.

At the end of the day, no one has your best interests at heart like you do. If you're like me, you probably do research. Google, ask friends, what have you. Selling or renting your house is a major undertaking and you need to get it right... Wouldn't you agree?

*** Is it guaranteed that you'll get thousands in upfront cash in 30 days? Of course not. It may be less than 30 days and it could take more than 30 days. What we teach will entice many qualified buyers to contact you.*



***Let's talk to see
if this is right for you!***

Book a Free Call!

To Your Home Selling
Success,

Stephen Kelly



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