



# Easy Sale Today

We Buy Houses In Metro Detroit

## The Simple 3 Step Process To Selling Your Property & Getting A Check Fast

*A local, family owned business since 2003*

[www.EasySaleToday.com](http://www.EasySaleToday.com)

# Why Are You Thinking About Selling?

**Disclaimer:** We are not just a real estate investment company...we are property solution specialists who pride ourselves on helping sellers in every situation.

Over our many years in business we've purchased properties from sellers in every situation you can think of. From relocation to foreclosure and massive repairs to tired of being a landlord.

If your real estate agent or inexperienced new real investor says they can't help you...give us a call!

**We make it as simple as 1-2-3**

## Step 1.

We have a short chat, usually over the phone about what we do and how we do it. Then we'll go over a few bits of information about your property. By the end of the conversation we'll know if we're a good fit for each other.

## Step 2.

Next we set an appointment to take a look at the property to get a feel for the general condition. This is not a home inspection. One of our professional acquisition managers will meet you or your representative to get a look around.

## Step 3

Once the walk through is complete we'll discuss your goals with the sale of the property. This will allow us to craft our very best offer for you. At this point we'll make you a written offer on the spot.

# FINALLY!

You accept our offer and you get to move on with your life without ever having to think about the house again. We can always close on the date of your choice as quickly as you need to or at a future date once your affairs are in order. It's completely up to you.



***“...thank you Dylan and Easy Sale Today for helping me through a tough time”***

After my wife passed away it was time to sell our rental properties and for me to move back to North Carolina. After talking to a couple different investors I found from the yellow signs on the road and getting nowhere we were referred to Dylan. From the get go he did what he said he was going to do from showing up at my personal house the same day I called him to the final day we closed. After a couple of quick run throughs of both of my houses he came over and spent a couple hours with my son and I two days in a row. Best of all we ended up closing in my favorite neighborhood restaurant and he picked up the tab. Thank you Dylan and Easy Sale Today for helping me through a tough time and for doing what you promised. You've always got a place to visit in North Carolina.

*-F.W. Madison Heights, MI*

# Working With A Professional...

## Why Sell To Us?


Below is a comparison of the typical costs, expected time frames and other responsibilities you usually have as a seller, depending on who you choose to work with.

	Selling w/ An Agent	SOLD TO Easy Sale Today
Commissions / Fees:	6-7% on average is paid by you, the seller	NONE
Who Pays Closing Costs?	3% on average is paid by you, the seller	NONE - We pay all costs
Inspection & Financing Contingency:	Yes, up to 15% of sales fall through	NONE
Appraisal Needed:	Yes, sale is often subject to appraisal	NONE - We make <b>cash offers</b>
Average Days Until Sold:	+/- 91 Days	Immediate Cash Offer
Number of Showings:	It Depends (possibly dozens)	1 (Just Us)
Closing Date:	30/60 +/- days after accepting buyers offer	The Date of Your Choice
Who Pays For Repairs?	Negotiated During Inspection Period	NONE - We pay for all repairs



# What you can expect & how to prepare for your Property Walk Through

If getting an offer on your property is important to you it will help to have a few things ready - This allows us to make written offer on the spot once the walk through is complete:

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1. All of the decision makers should be present
  2. Any house papers you can find; including closing documents, deeds, mortgages, repair invoices...the more the better
  3. Any original blueprints, assessments, or appraisals
  4. If you inherited the home the title company will require certificate(s), letters of authority, and any trust documents if there was a trust involved (don't worry, if you don't have any of this figured out we are here to help. We've purchased dozens of properties in probate)
  5. Make sure you have keys to any out buildings including garages, sheds, etc
  6. Any recently paid bills within the last 30 days including water bills, property taxes, etc
  7. Warranties, Bills, or invoices for any major repairs that have been performed

***...they bought the house as-is in less than 2 weeks and held us harmless of the scary repairs that needed to be completed***

After my brother passed away we were left with the job of cleaning out his house and selling it. We started thinking about selling and found a large crack in one of the basement walls. We turned to a friend of ours who is a commercial real estate broker. He explained that he knew one professional housebuyer in particular and they were no-nonsense and worth talking to. Dylan bought the house as-is in less than 2 weeks and held us harmless of the scary repairs that needed to be completed. By the end of the transaction it felt like we were dealing with family. Although we will probably never have another house to sell in that situation, we always refer Easy Sale Today to anyone we hear who wants to sell a house.

*-R. L. Rochester Hills, MI*

# FAQ

## Frequently Asked Questions

Maybe you have a few questions, that's okay; most people do. So here's a quick collection of some of the questions people frequently ask us...along with our answers.

### **FAQ: Do you pay fair prices for properties?**

Many of the houses we purchase are below market value (we do this so we can resell it at a profit to another home owner). Often times we purchase the property and keep it as as rental in our own portfolio allowing us to pay more than the competition. Whether a seller accepts our offer or not we're always happy to offer multiple solutions.

### **FAQ: How do you determine the price to offer on my house?**

Our process is very straightforward. We look at the location of the property, what repairs are needed, the current condition of the property, and values of comparable houses sold in the area recently. We take many pieces of information into consideration... and come up with a fair offer that works for us and works for you too.



# FAQ (cont)

## Frequently Asked Questions

### FAQ: Are there any fees or commissions to work with you?

This is what makes us stand out from the traditional method of selling your house: There are **NO fees or commissions** when you sell your house us. We'll make you an offer, and if it's a fit then we'll buy your house (and we'll often pay for the closing costs too!). **No hassle. No fees.**

### FAQ: How are you different from a real estate agent?

Real estate agents list properties and hope that someone will buy them. We don't list houses. Since we're actually the one buying the house from you, and we pay with all cash... we can make a decision to buy your house within a couple days (sometimes the same day).



## The Fun Begins

# The Closing Process

This is where the rubber meets the road. We will be in constant communication with you as you get closer to the closing table. The title company will handle all of the documents and most importantly... **cut you your check!**



1. We will close on the date and location of your choice.
2. All documents will be prepared and handled by the title company.
3. Anything owed on the property will be paid off by the title company inside the closing documents.
4. You will walk out with your check or wire (your choice) and you'll never have to think about the property again.
5. Yes, when we say we close at the location of your choice it can be at your home, your office, your favorite restaurant (we'll buy!) or at the title company's office...it's 100% your choice.

***“...there’s a lot of B.S.er’s out there”***

After meeting multiple so-called investors at a house my wife inherited over 50 miles from our home it wasn't until Easy Sale Today showed up that we got the house off our backs. With grass cutting, garbage days, and all of the other worries you have with a house that's not easy to get to every day we were fed up. So I met with with a few cash buyers and all that I can say is there's a lot of B.S.er's out there. Easy Sale Today did what they said they'd do, and to me that's the most important part of a business deal.

*-F.H. – Roseville, MI*

What Happens If...

# We Run Into A Hiccup



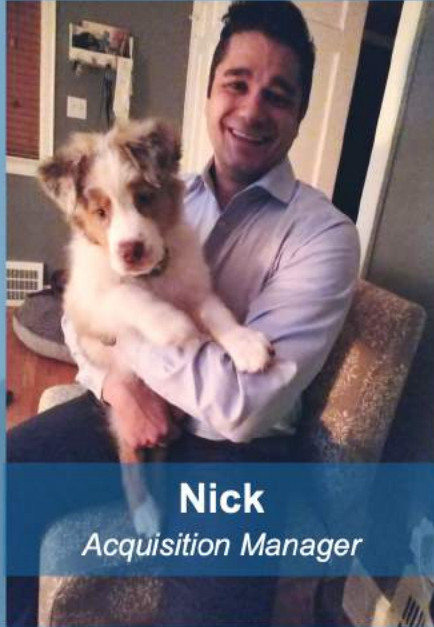
**"Unfortunately sometimes the deal can have challenges for multiple reasons. During our preparation we strive to ensure this won't happen but if it does we will work together to get to the finish line."**

Within almost every sale there are challenges we will overcome together. When we buy a property we always go through a local title company. This ensures you safely receive your proceeds check and they also make sure the property can be sold. There are multiple checks and balances that the title company performs. You have our guarantee we will work as hard as possible to get you your check as quickly as possible.

# Meet The Team



**Dylan Tanaka, Owner**  
investing in real estate since 2003



**Nick**  
*Acquisition Manager*



**Nancy**  
*Client Excellence*



**Paul**  
*Operation Manager*



**Doug**  
*Field Operations*



**Elizabeth**  
*Administrative Assistant*

**We Love Real Estate, Finding Solutions and Working With Homeowners**

*A local, family owned business since 2003*

***“...closed over a week sooner than promised”***

When I contacted Easy Sale Today I was hesitant to work with an “investment company”. The house I was selling had trouble tenants in it and I needed it gone quick so that I could move to Texas to help my daughter and new grandson. After a pleasant sit down with your company we were able to come to a fast and fair price and the icing on the cake was we closed a week sooner than promised.

*-MJM - Utica, MI*

# Giving Back



**Easy Sale Today**

We Buy Houses In Metro Detroit

 Giving Back

## 1% of all profits go to the charity of your choice

We're not just a company who helps homeowners sell their properties easily and quickly. Giving back to the community is a passion of ours. Also striving to be a good neighbor and helping those in need. Along with actively impacting metro Detroit youths through Winning Futures & Friends of St. Nick, we also support multiple non-profits and charities through financial contributions.



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# We Love Real Estate, Finding Solutions and Working With Homeowners



*“...I couldn't have been more grateful to Dylan & Easy Sale Today”*

After my mother had died I had the painful job of selling her home. It needed complete updating and had an expensive repair to do before putting it on the market. It was suggested to me to sell it as is to someone that would flip the house. I was sure that I could get the work done and make more money by doing it myself. Dylan was the first person I spoke to. He was very pleasant and comfortable to talk to. We discussed my options, No pressure at all. I could tell Dylan was also very honest by his suggestion to help me do the jobs myself instead of selling to him. After much thought I decided to contact other investors to compare other opinions. I spoke to three other investors and found that Dylan was going to be who I wanted to deal with. He worked with me to give me the best price he could which was by far more than the others offered me. He worked with me to give me extra time to sell the contents of the home and when it came time for closing it couldn't have been easier. I couldn't have been more grateful to Dylan for making such a sad situation so pleasant to take of. I have nothing but wonderful things to say about Dylan, and have recommended him to many of my friends. Thank you so much for everything, you are an amazing person.

*-C.O., St. Clair Shores, MI*

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