







**NEED TO SELL YOUR HOUSE BUT FEES ARE TOO HIGH?  
REPAIRS TOO COSTLY? EQUITY SHRINKING??**



**(805) 558-4047**

	<b>OPEN MARKET YOU PAY</b>	<b>REDFIN/ZILLOW YOU PAY</b>	<b>With KING &amp; CRADLE YOU PAY (Based on calculated net value of your home)</b>
 <p><b>Closing Costs</b> Title Insurance, Escrow Fees, Prorated Taxes, etc</p>	<b>10,000</b>	<b>10,000</b>	<b>\$0</b> We pay for Escrow, Title, Prorated Taxes, Legal reviews etc
 <p><b>Agent Commissions</b> Average 6%</p>	<b>30,000</b>	<b>0</b>	<b>\$0</b>
 <p><b>Service Fee</b> Can range from 6% - 11%</p>	<b>0</b>	<b>30,000</b>	<b>\$0</b>
 <p><b>Repairs</b> iBuyers will often require non- negotiable charge for repairs. Can be included when working with an Agent</p>	<b>3,000</b>	<b>9,000</b>	<b>\$0</b> Hassle free selling! We'll buy your house in whatever condition it's in
 <p><b>Holding Costs</b> Taxes, Utilities, Insurance, Mortgage, Marketing Fees, HOA Fees (6 months)</p>	<b>18,500</b>	<b>3,083</b>	<b>\$0</b> We have the flexibility to close quickly or within your timeline
 <p><b>Transfer Fees</b> (If Applicable)</p>	<b>0</b>	<b>0</b>	<b>\$0</b>
	<b>\$61,500.00</b>	<b>\$52,083.00</b>	<b>\$0</b>

**\*All numbers are estimates based on \$500K transaction. Final numbers are determined upon close.**

**Whatever Your Situation:**

- Retiring / Downsizing
- Job Relocation
- Facing Pre-Foreclosure
- Inherited Unwanted Property
- A Tired Landlord
- Distressed House Too Costly To Repair

**Talk to us first. We Can Help!**

1. Cash Offers
2. Ability to Close Quickly or Within Your Timeline
3. We'll Assume All Needed Repairs
4. Keep more \$\$ of your equity

**CALL NOW (805) 558-4047 For a FREE NO OBLIGATION  
Repair Estimate and a FREE As-Is Valuation of Your Property So  
That You Can Make the Best Decision for You and Your Family.  
[www.KingAndCradleProperties.com](http://www.KingAndCradleProperties.com)**

