

Let Me Show You How You Can Own This Home!!!

Owner Will Finance – No Banks Needed!

How Does Your Financing Work?

Our goal is to make it easy to own a home. With **Owner Financing** you can buy the home without having to qualify at a bank.

How Much Down Payment Do I Need?

We are flexible with down payment. We can offer many options and we will always do our best to work with whatever funds you have available. You can start out with our **Owner Financing** program then at a later date apply for **Lender Financing**.

Do You Offer Down Payment Assistance Programs?

Yes we do. A lot of times if you are a bit short on down payment we can set up a monthly payment plan spread out over 6-12 months.

What Other Methods Of Down Payment Are Accepted?

Unlike most lending institutions, we accept borrowed funds for closing. If you have a close friend or relative willing to lend you money for your down payment you can use that in our program. **You may be eligible to withdraw or borrow from your 401K** to purchase a home without penalties. We accept credit cards, trades, **and for First-Time Home Buyers up to \$8,000 Tax Credit!**

How Does Your Owner Finance Program Work?

We can Owner Finance you the home **NOW** with the exclusive right to get your own financing later and **NO** prepayment penalties. We even have Austin's Bank & Broker network covered for you when your credit is repaired or you are ready to have the loan refinanced, just contact our representatives for details. Our buyers love it because it gives them time clean up past credit problems, time to sell another home, try out the neighborhood, save up for a larger down payment. We also give you **Warranty Deed** and a **Deed of Trust**, giving you **100%** ownership of the home.

What Is The Interest Rate On Your Owner Financing?

We are flexible with our terms to meet your needs. Typical interest rates range from **8%** to **9%** depending on down payment, and application. All credit is accepted with a reasonable down payment and **applications** are necessary to verify income and employment. You can complete an **Online Application** by going to **www.GrabNewHome.com** or complete a **Paper Application**.

I Love The Home, What Is The Next Step?

All we need is your ATTACHED application. You can even fax it in for faster processing! We will contact you within 24 hours once we verify income and employment. **Please keep in mind that our homes sell quickly** we will accept an **Earnest Money deposit** to hold the home so **time is of the essence.** **CALL: 512-879-9878** or **FAX** your applications to: **512-276-6613.**

If you have additional questions please **call us today** or **E-mail** one of our representatives!

Tim Spires – TS_Invest@austin.rr.com

Phone: 512-879-9878 - Fax: 512-276-6613

Website: www.GrabNewHome.com