

# Cozy Home Estates

## Frequently asked questions

### **Do you buy houses or properties in need of repair?**

Yes! We will purchase your house in as-is condition, whether or not it needs repairs or other work.

### **What types of property do you buy?**

We buy any type of property in any condition, but we specialize in buying single family houses.

### **How long does it take to get an offer?**

Although every situation is unique, it is not unusual to get an offer within 24 hours.

### **Am I obligated to take your offer?**

Not at all! We are happy to make you a fair offer, and it is up to you whether to accept it. You are in control!

### **What do you mean by a "cash offer?"**

We use our own cash to write you a check for your property, which eliminates the need for a loan or any approval from outside sources. We have the power to make decisions and close quickly in your time frame.

### **Can I still sell my house if I'm in the process of evicting a tenant or have tenant troubles?**

Yes. We can close with the tenant occupying the property.

### **I need to sell my inherited home. Will you buy it?**

Yes. We will be happy to make you an offer. If you agree, we can close and you will receive your money in as little as 7 days.

**Can I sell my house in Probate?**

Yes. We will make a valid offer subject to the completion of the Probate.

**Will you list my house on the MLS?**

In most cases, we buy directly from you, the seller, so the house does not need to be listed. This eliminates repair fees, agent commissions, home inspections, appraisals, and waiting on someone else to get a bank loan to buy your property.

**What if my house is already listed with an agent?**

You can still sell your house to us, and we can work with your agent on your terms. Every situation is different, so contact us to learn more about your options.