

HOME SELLERS GUIDE

Ontario



Find out what it means to **SELL YOUR HOME PRIVATELY**,
and what you need to know to make an informed decision.



905.260.9779
WWW.LEWISBP.COM



WHO ARE WE?

We are Professional Private Home Buyers.

We work with sellers who want a guaranteed way to save up to \$75,000 in costs & 180 days of time - **with just one walkthrough.**

Rick & Don Lewis are experienced real estate investors & property flippers who have been in the industry for almost a decade - renovating & flipping homes. The Lewis Brothers and their team have been buying houses across the GTA for the last several years. With a passion for solving homeowners problems, providing tips for selling homes and making the sellers needs a priority, the Lewis Brothers create a WIN-WIN situation for all. If you are think of selling your home, call the Lewis Brothers team and they will buy your house fast, with no walkthroughs, no fees, no commissions and no stress. They specialize in quick closings and buy houses in any condition.

WE'VE PURCHASED 70 + HOUSES SINCE 2017!

Lewis Brothers removed the headaches and hassles of trying to sell our house through the normal process of real estate agents and frequent and inconvenient showings. They were flexible with closing date and even provided a dumpster bin for us to dispose of things we did not want to move. Payment was made smoothly between our lawyers on the closing date and we couldn't be happier. I definitely recommend Lewis Brothers. You won't be disappointed.

- Scott M. Newmarket

WHAT IS A PRIVATE HOME BUYER?

A Private Buyer is not a real estate agent, but rather someone looking to buy the home for themselves - either to renovate and sell, or hold as a rental property. We are professional private home buyers and this is what we do! We are able to purchase homes with no conditions and for cash, which allows for a quick closing period if needed.

Because there is no real estate agent or 'middle-man', there are **no commissions**.

NO CONDITIONS

- As-is condition
- No renovations needed
- No inspections

FLEXIBLE TIMEFRAME

- Quick closing if needed
- We can close in **ONE WEEK** if needed, or 1-3 months
- Choose a closing date that works for you

NO COMMISSIONS

- No commissions
- No hidden fees

HOW IT WORKS

We are a solution based company company that offers a **CONVENIENT, SIMPLE, FAST & GUARANTEED** way to sell your home.

Our process is simple:

STEP 1

Submit your info online or give us a call to discuss your property. We can answer any questions you may have!

STEP 2

A member of our team will come out for a home walkthrough. We can also do a virtual assessment.

STEP 3

We will present you with a fair offer for your home within 48 hours (with no commissions or fees)

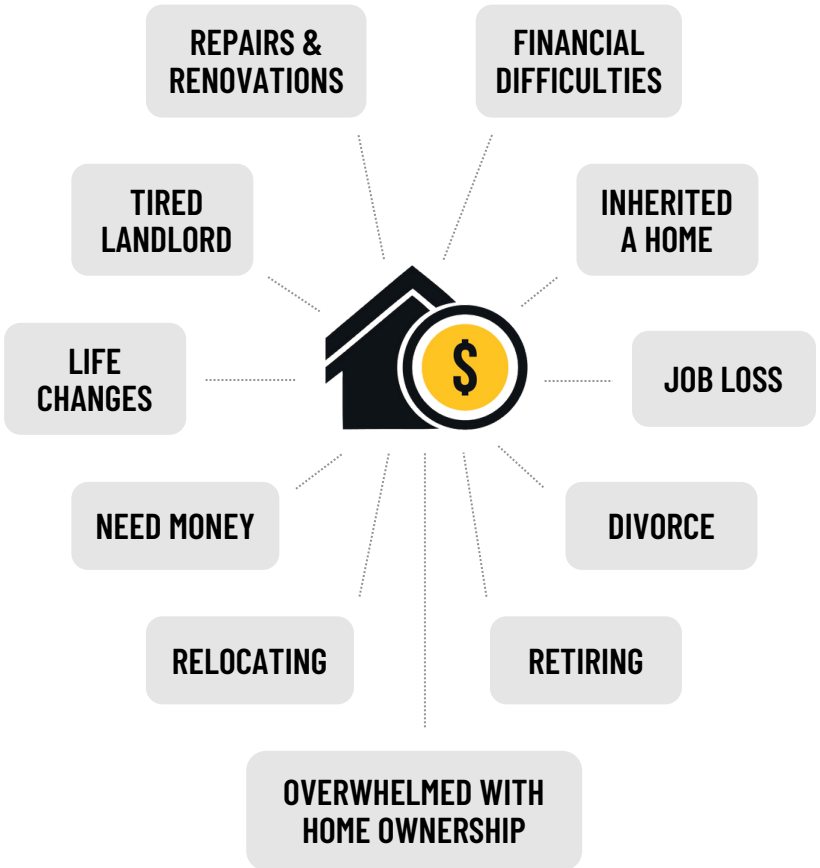
If you accept our offer, you pick a closing date that works for you - as quick as 14 days, or 1-3 months if needed.

Then just pack, relax and wait for closing!

CALL US: 905.260.9779

COMMON REASONS FOR SELLING YOUR HOME PRIVATELY

If one or more of these sounds like your current situation or reason for selling, give us a call so we can help.



CALL OR TEXT US AT: 905.260.9779

**TRYING TO
UNDERSTAND THE
DIFFERENCES BETWEEN
LISTING WITH A
REALTOR AND SELLING
PRIVATELY?**

**HERE'S A SIMPLE
BREAKDOWN:**



LEWIS BROTHERS

- No commissions
- Flexible closing
- No staging
- Guaranteed Offer
- No appraisals
- No clean-up
- No interruptions
- Cash advances
- No lawyer fees

**EASIEST WAY
TO SELL ON
YOUR TERMS!**

REALTOR SALE

- Pay their commissions
- Closing date is determined by buyer
- Staging costs
- Conditional offers
- Buyer appraisals
- Must be spotless
- Goodbye evenings & weekends!
- Money & time wasted
- Money out of pocket
- Updated turn-key condition

When selling to the Lewis Brothers, you are not paying any fees or commissions. The price we offer you accounts for any renovations or repairs that the property needs.

RENOVATION ESTIMATE CALCULATOR

If you're considering listing on the market, any agent will probably tell you to complete repairs and renovations before listing. Not only do these costs add up quickly, but they can take a lot of time too!

HERE'S A QUICK RENO CALCULATOR

Roof/Shingles: \$7,500

Exterior Siding: \$8,000

Exterior Painting: \$3,500

Windows: \$500+ per window

Garage Door Replacement: \$2,500

New Driveway: \$5,500

New Deck: \$4,000

Basement Waterproofing: \$10,000

Kitchen Renovation: \$15,000

New Kitchen Appliances: \$4,000

Bathroom Renovation: \$8,500

Interior Paint: \$6,500

Furnace & A/C: \$8,000

MATERIAL COSTS, DELAYS & RENOVATION TIMING CONTINUES TO RISE. WHAT USED TO TAKE 3 MONTHS AND \$50,000, NOW TAKES 6 MONTHS AND COSTS \$75,000 - \$100,000

These prices are based on an average home and are just an estimate*



HAVE MORE QUESTIONS?

We would love to speak with you, answer any questions you may have and see how we can help you.

Feel free to give us a call, check us out on social media, or visit our website for more information.

CALL OR TEXT US AT: 905.260.9779
OR EMAIL INFO@LEWISBP.COM

You can also find us on Facebook & Instagram
@LEWISBROTHERSPROPERTIES

Are you thinking of selling your home, or know someone who is? Check out our website for more information at www.lewisbp.com

We are a BBB Accredited business! We have purchased over 50 homes across Durham Region, York Region & Simcoe County

