

FREE GUIDE

5 RED / FLAGS



**EVERY HOMEOWNER
SHOULD KNOW
BEFORE ACCEPTING
A CASH OFFER**

**AVOID COSTLY MISTAKES
& PROTECT YOUR INVESTMENT**

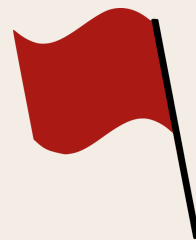
**DOWNLOAD NOW AND
SELL WITH CONFIDENCE**

INTRODUCTION

Thinking about selling your home for cash?

It can be a smart, fast, and convenient option—but not all cash buyers have your best interests at heart.

In this quick-read guide, you'll discover the 5 major red flags that could cost you time, money, or peace of mind. Don't sign anything until you've read this.

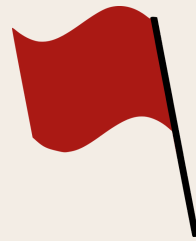


RED FLAG #1

No Proof of Funds

If a cash buyer can't show a recent bank statement or a verified proof of funds letter, walk away. A legitimate investor should have no issue proving they have the cash ready to go.

What to Do: Always ask for documentation before accepting any offer. No paperwork, no deal.



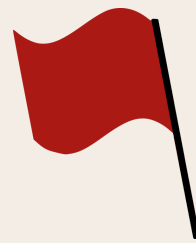
RED FLAG #2

High-Pressure Tactics

“Sign today or the deal’s off!”

If someone’s rushing you to make a decision, it’s usually because they don’t want you to think it through—or compare offers.

What to Do: Trust your instincts. A good buyer will respect your timeline.



RED FLAG #3

No Walkthrough or Inspection

Reputable buyers want to see what they're buying. If someone offers you cash without even viewing the property, it could be a scam or a bait-and-switch.

What to Do: Be cautious of buyers who don't do their due diligence.



RED FLAG #4

Unclear or One-Sided Contracts

If the paperwork is full of confusing clauses or written in a way that protects only the buyer, you could be signing away more than you realize.

What to Do: Have a professional review any contract before you sign.



RED FLAG #5

No Local Presence or Online Reviews

A buyer who won't give you a phone number, address, or has no online presence? That's a major red flag.

What to Do: Look them up. Read reviews. A trustworthy buyer will have a history.

FINAL THOUGHTS

Selling Your Home Shouldn't Be a Gamble

Protect yourself from low-ball offers, shady deals, and stressful situations.

Want a fair, transparent, and fast cash offer from a trusted buyer?

Contact us today for a no-obligation consultation.

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