

Servicing Existing Listings & Leveraging Expert Resources

Juggling the Home Buying & Selling Act?
You Got Options!

Selling your current home while buying a new one can feel overwhelming.
We're here to guide you through the process with the
S.E.L.L.E.R Program.

Who We Are

As a local professionals, we specialize in helping current homeowners navigate the often complex process of selling their existing property and simultaneously financing a new purchase.

Our team of experts is dedicated to guiding you through every step of the process, from pre-approval to closing. With our personalized service and commitment to your success, we'll help you make a smooth transition into your next home.

Recommended Programs



HELOC

- You can use an equity line of credit (HELOC) to access the equity in your current home for the down payment.
- This options can provide funds but it also add to your overall debt.



BRIDGE LOAN

- Aa short-term loan that allows you to borrow money against the equity in your current home to use as a down payment on a new home.
- This can be helpful for bridging the gap between buying and selling.



CONTINGENCY ON PURCHASE

- Involves making an offer on a new home that's contingent on the sale of your current home.
- While this is a safer option, sellers may be less likely to accept contingent offers, especially in a competitive market.

Other Programs

SELL THEN BUY

- This is often considered the safest approach. You sell your current home first, then use the proceeds to buy a new one.
- This eliminates the risk of carrying two mortgages, but it may require temporary housing.

SELL, RENT BACK THEN BUY

- Provides a smooth transition with no immediate move, gives time to find the perfect home.
- Requires negotiating a rent-back agreement with the buyer, limited control over move-out date.

SELL, RENT HOUSE THEN BUY

- Offers flexibility and time to find the ideal property without pressure, allows for exploration of different areas.
- Involves moving twice, incurs moving and rental expenses, potential for increased housing costs.

WHAT STRATEGY IS RIGHT?

- We'll help you analyze your unique situation and financial goals to determine the best approach.

