



ARIZONA MARICOPA COUNTY

HomeTraders has partnered with a highly competitive company working in the **Maricopa County, AZ** foreclosure markets, purchasing properties at trustee sales at 20% - 30% discounts, (on average), of the current market value (determined by their industry experts).

- The partner has excelled in a challenging and competitive industry because they have the knowledge and experience needed to navigate potential liabilities, which make buying a foreclosure at auction both challenging and rewarding.
- Based on their experience, they have found that purchasing foreclosure properties at auction in one of the most desirable geographic markets in the country, represents one of the best opportunities to consistently buy properties at prices significantly below market value.

AUCTION BIDDING PROCESS

The partner only handles the buying and charges a one time fee per property.

- Investor sign Buyers-Broker Agreement, Proxy Agreement, and Client Agreement and determines size of investment they wish to make.
- Investors will deposit a minimum of \$10,000 plus fees into designated trust account established by the partner.
- Partner will provide investor access to real time trustee sales auction information via their Web site to review property data, conduct due diligence and obtain investors' authorization to bid to investors established limit on property.
- With investor's approval, partner bids on property at trustee sales that meet investor guidelines, usually 20%- 30% off of fair market value.
- Upon successful bid, partner will remit investor's initial \$10,000 as a non-refundable down payment. Investor will be notified as to submitting the balance of the transaction directly to the trustee. Properties are not marked up, investor receives the actual receipt.
- Full Payment is due by 5pm the next business day at trustee's office in the form of a cashier's check.
- Trustee deeds are usually received within 7 - 10 business days.
- Fees are deducted from the trust account per property.
- Investor assumes all responsibilities for rehab, transaction tax, eviction (if any) or cash for keys etc.

To discuss in detail and for further information, please email me at jonathan@hometraders.tv or call 954.383.6218.