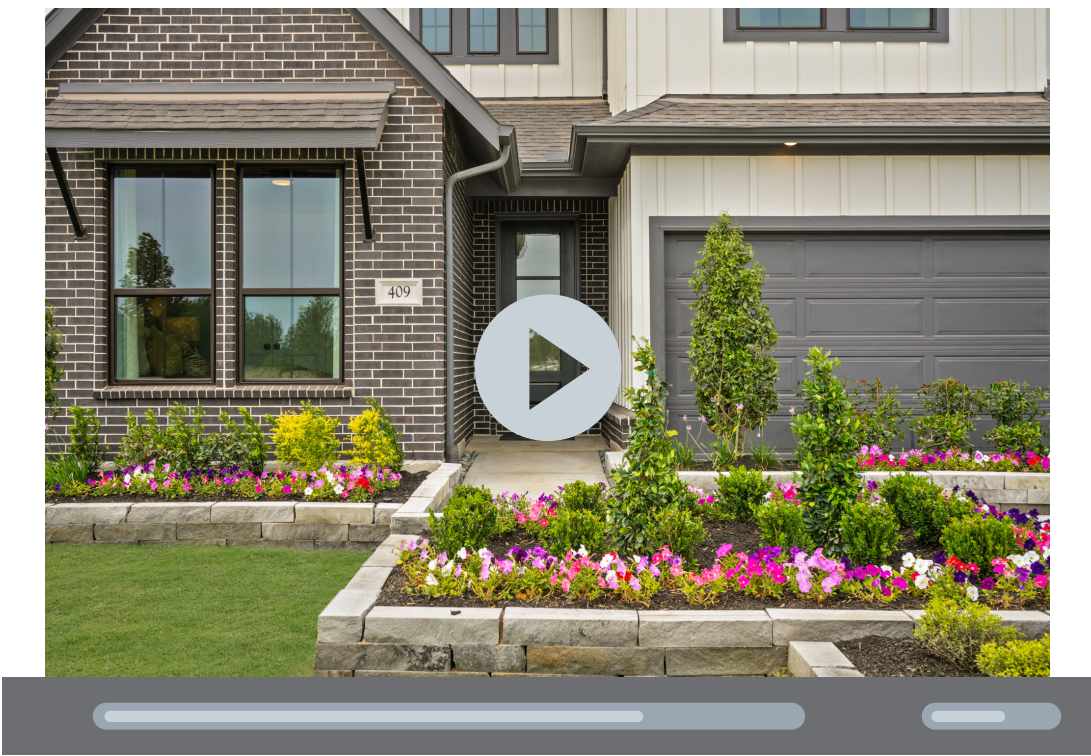




We’ve partnered with The Franklin Team to remove the worries of a contingency, and move forward with confidence when buying or building with Newmark Homes.



Home Buyout Program

- 1. **Appraisal + Offer**
 - a. A 3rd Party Appraisal is conducted on your current home
 - b. Once the appraisal report is received, The Franklin Team will provide you with a Home Buyout Offer for 96% of the Appraised Value.
 - i. The offer will include a full breakdown of expenses and fees associated with purchasing your current home from you.
- 2. **Contract + Listing**
 - a. If you decide to move forward, a contract for the purchase of your home by The Franklin Team is executed.
 - i. The contract is your assurance that The Franklin Team will buy your current home if it does not sell prior to closing on your new home. No surprises, no changes to the initial offer, an executed document that confirms The Franklin Team stands by their commitment to purchase your home if needed.
 - b. Your current home is listed on the Open Market by The Franklin Team as quickly as possible.
- 3. **Purchase, Resale, + Profit Reimbursement**
 - a. If The Franklin Team purchases your home because it does not sell before your new home is ready, closing will occur 1-2 days prior to closing on your new home.
 - b. Your backed by a 100% Profit Reimbursement Guarantee, any money made by The Franklin Team on the resale of your home to a new buyer will be reimbursed to you.
 - c. If your home is sold for more than The Franklin Team paid to purchase it, all profit will be reimbursed back to you.

What’s the catch?

There’s no catch, just a guarantee that you will be able to close on your new home, without the worry of a contingency!

FAQs

Is there a price cap?

There is no price cap on homes purchased by The Franklin Team, with past homes purchased at a price point in excess of \$700,000.

Do Restrictions Apply?

Yes, some restrictions may apply. For more details, please talk to a Community Sales Manager.

HOW WE COMPARE

breaking down our difference

THE FRANKLIN TEAM

Brokered by eXp Realty

We sign a contract with the client for the purchase of their home at the agreed upon price **from the very beginning.**

We stick to our word from contract to closing because **we are the decision-maker buying the home.**

Our program is a worst-case scenario, **giving the client the opportunity to sell their home for the most money possible** prior to initiating the home buyout.

We **refund 100% of the net profit received** from the sale of the client's previous home after closing.

Our offer is always 96% of the third party appraisal value, and **doesn't change, ever.**

THE OTHER GUYS

Most use 3rd party companies, over whom they have 0 control of what deals these companies will or won't do. **In our experience, these companies say no way more times than they say yes because their buy box is so small.**

Most of these companies don't give these sellers the opportunity to sell the home for the most money possible while offering a safety net. Instead, **they charge an exorbitant fee, around 5-8% ,** taking equity out of the seller's pocket.

When they actually will buy a house, **the numbers are so conservative that the consumer rarely accepts the offer.**

Lease Buyout Program

Our partners at The Franklin Team offer a Lease Buyout Program for potential buyers that still have time left on their lease. Using the Realtor Commission earned on the purchase of your new home, The Franklin Team will buy you out of your lease.

How it works:

- The Franklin Team will examine your lease (free & 100% confidential).
- As long as the new home commission from the purchase of your home with Newmark Homes covers the amount needed to buy out your lease, we can do it!
- At closing, The Franklin Team will give you a contribution out of their agent’s commission paid for your new home to cover the full amount remaining on your lease.
 - We can credit the money on the closing statement or give you a check after closing, whatever works best for you.
 - We do not contact the landlord/property management.
- You use the amount provided to pay for the remaining amount, thereby satisfying your lease in full.

For more details, please talk to a Community Sales Manager.

*At this time, these programs are only offered in Houston.

For More Information + To Get Started: houston@newmarkhomes.com