

	Selling with an Agent	Selling to Living Mountain LLC
Commissions / Fees:	<u>6%</u> on average is paid by you, the seller	NONE
Who Pays Closing Costs?:	<u>2%</u> on average is paid by you, the seller	NONE – We pay all costs
Inspection & Financing Contingency*:	<u>Yes, sales can fall through</u>	NONE
Appraisal Needed:	<u>Yes</u> , the sale is often subject to appraisal	NONE – We make <u>cash offers</u>
Average Days Until Sold:	+/- 91 Days	IMMEDIATE CASH OFFER
Number of Showings:	It Depends	1 (Just Us)
Closing Date:	30-60 +/- days after accepting buyers offer	The Date Of YOUR CHOICE
Who Pays For Repairs?:	Negotiated During Inspection Period	NONE – We pay for all repairs

Work The Numbers And See Which Way Helps You Get There...

When you really work the numbers you start to see the real benefits that each way of selling your NY house offers.

Yes, here at Living Mountain LLC we won't be able to offer you full retail value for your house... but we also offer other benefits that the traditional house sale route can't offer.

Like...

From offer to close and cash in your hand in as little as 30 days

You can get rid of the headache of that property fast and **avoid paying any more utility payments, tax payments, insurance payments, mortgage payments**, you get the drill. If you list your house and wait 90+ days to close... you must figure in all the costs of holding that property during the time you have that property listed and are waiting for the property to close.

Don't worry about fixing anything up or cleaning your house again and again for buyer after buyer

We don't care how dirty your house is (*we've seen worse!*) or how many repairs are needed (*a complete fixer? great! we love projects*)... **we'd like to make an offer on your house.** This saves you time and money that you can keep in your pocket.

Don't worry about paying those pesky closing fees (we've got you covered)

Because we are a **full-service professional home buyer here in NY**, we make it easy for you. We pay for all the closing costs. What we offer you is what you get (of course minus any mortgage payoff or other encumbrances on the property). Pretty refreshing eh?

So when you add up the time you could save by working with Living Mountain LLC, the no-hassle experience, and the money you'll save on commissions, fees, and holding costs while you wait to sell the traditional route... for many area homeowners selling to a professional house buyer is the best viable option.

Is it for you?

See for yourself and get a fair all-cash offer on your house today.

Just fill out the short form on our website or give us a call at (585) 303-8088 and let's chat! Our process is **simple** and you can **close on the date of your choice**. You have nothing to lose by getting an offer (no obligations – no pressure). But you could potentially lose thousands of dollars or months of your time by not testing us out and **requesting your FREE house offer below**.