



What if upgrading your home didn't mean juggling the stress of selling and building at the same time? Let us help you make it happen!

We Buy

Eliminate the uncertainty of your buyer falling through. We use an independent appraiser and depending on the condition, we will offer 80-90% of the appraised value to be contracted to close at the same time you close on your new home.

You Build

Let us help you get pre-approved for a new mortgage. Once approved, sit down with our team to design your new custom home based on your budget. At this point, we have a contract to buy your old home, as well as a contract to build your new home.

Construction

No need to move more than once! We begin construction on your new home, while you continue to live in your current home. This will give you plenty of time to pack and move into your new home in 4-5 months.

This is how we differ from any other program on the market!

Closing

When your new home is complete, we have ONE meeting at the Title Company to simultaneously close on both transactions. We first close on your current home, making us the new owners and giving you the proceeds from the equity of that sale. Then you close on your new home and have the keys to move in immediately.

We Sell

Once you are moved into your new home, we will begin the remodeling process (if necessary) to prepare your old home to sell. When the house is ready to go on the market, our team of Realtors will list and sell the home.

YOU Profit

Once your home sells, we take the sale price and subtract our total expenses leaving us with the gross profit of the sale of your home. Now YOU share in that profit-You would receive 80%, and we would keep 20%.





**7:12 HomeBuy
Advantage**

VS

**Other Trade-In
Programs**

✓	3rd Party Appraisal on Existing Home	✓
✓	Receive 80-90% of Appraisal Value of Existing Home	✓
✓	No Need to Worry About Showing Your Existing Home	✓
✓	Simultaneous Closings on Both Homes	✓
✓	Avoid the Hassle of Having to Move Multiple Times	✓
✓	We Repair and Prepare Your Existing Home to Sell	✗
✓	Work One-On-One Directly with our Builder for Your Custom Home	✗
✓	Professional Realtors Market Your Existing Home to Sell	✗
✓	No Uncomfortable Negotiations in the Sale Process of Your Existing Home	✗
✓	Share in the Profit of Your Existing Home	✗
✓	Deposit Your Proceeds from the Sale of Your Existing Home \$\$\$\$	✗

Hear From The Glasgows

"When we started thinking of building our new home, our biggest reservation surrounded the process of selling the one we currently lived in and being able to use the equity to finance the project. 7:12 Homes took all of the worry away - participating in the HomeBuy Advantage meant we didn't have to strategize the timing of the sale and purchase of the homes, make any improvements ourselves, or deal with showing a home we were trying to live in while getting ready for a move! The HBA let us just sit back and enjoy the fun parts of working with Jason to build our dream home, while Kent took care of all of the logistics. It's the only process that makes sense if you are looking to sell your existing home and build a new one!"



WE LOOK FORWARD TO TALKING TO YOU!

712HOMESTX.COM

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