

# HOW TO SELL A PROPERTY WHILE IN FORECLOSURE FREQUENTLY ASKED QUESTIONS



## HOW EASY IS IT TO SELL MY HOME WHILE IN FORECLOSURE?

A lot easier than you might think! If you're receiving this letter then you have equity in your home. Selling your property while in foreclosure isn't any different than selling your property while paying a mortgage. In both cases a payoff letter is generated by the mortgage company or sheriff's deed holder, stating how much you owe by a specified date. If you can sell your home for more than what is owed, then you get to keep the equity!

You might be thinking, "How can I sell my house, I don't have any equity?" That's not necessarily true. Often, there is a discrepancy between what you owe on a mortgage compared to what is owed on a sheriff's deed. Sometimes the discrepancy is drastic! The discounts range, but often a 30% or more reduction to the balance owed on your mortgage can be expected. Lenders are not required to disclose to you what your sheriff's deed balance will be prior to a foreclosure sale. You could be sitting on a large amount of equity you didn't even know about!



Call: 800-818-4029

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## HOW CAN I LEARN WHAT I OWE ON MY SHERIFF'S DEED?

The only way you can find out is to ask! Ask the attorney that represented your lender on the foreclosure for a payoff letter. They are required to calculate the amount that you owe on your sheriff's deed and provide you a written statement. You might be shocked at how low the number is. We can assist you in obtaining that information as well. It's a totally FREE service we provide, you just have to ask!

## WHAT ARE THE BENEFITS TO SELLING MY HOME?

- Selling your home with the help of a Realtor often generates the highest sales price because of the exposure Realtors can generate to qualified buyers.
- If you're ready to move, selling your property can put thousands, even tens of thousands, of tax free, no questions asked dollars in your pocket while you pack!
- Payoff the foreclosure. Selling will satisfy the sheriff's deed balance and possibly your mortgage note, making good on the full debt that was owed.
- A fresh start! While selling your home might be a bit of work, doing so can bring you peace of mind, and perhaps end a long struggle with the bank.



## HOW DO I TAKE THE FIRST STEP?

Getting started to sell your property is easy. Just pick up the phone or send us an email. We will ask some basic questions and can make an initial market analysis about your property's value. We can also advise you on the amount you owe on your sheriff's deed and estimate how much net cash you could receive at closing. You've worked hard for your home, with our help you can keep the equity you earned.



To see homeowner testimonials and learn more about how we can assist you, please visit our website.



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It's your journey. Time to take action.

***Let's Start With A Conversation.***

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