

# HOME SELLERS GUIDE

# Ontario



WHAT YOU NEED TO KNOW TO MAKE AN  
INFORMED DECISION ABOUT SELLING YOUR HOME



905-260-9779  
[WWW.LEWISBP.COM](http://WWW.LEWISBP.COM)

# HOW IT WORKS

Our goal is to make the selling process as easy and stress free as possible!

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**CALL US: 905-260-9779**

**1**  
STEP

**AN INITIAL MEETING OVER THE PHONE TO DISCUSS YOUR PROPERTY**

**2**  
STEP

**A HOME VISIT OR VIRTUAL ASSESSMENT WITH A MEMBER OF OUR TEAM**

**3**  
STEP

**WE PRESENT A FAIR OFFER FOR YOUR HOUSE (WITH NO COMMISSIONS OR FEES)**

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If you accept our offer, you pick a closing date that works for you - as quick as 14 days, or 1-3 months if needed.

Then just relax, pack and wait for closing!

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“ I didn't know what to expect when Don and Rick first came to my house, but after they left I was completely happy with the price we agreed on and the way they handled themselves. Very friendly and helpful with all my questions. I would highly recommend them to everyone. ”

- KEVIN, OSHAWA

“ What a great selling experience! I got a fair price for my home and friendly, professional home buyers who were supportive through every step. No home showings and a quick closing. In the midst of a pandemic, I am grateful for a smooth, safe process in selling and moving. ”

- CATHERINE, OSHAWA

# COMMON REASONS TO SELL YOUR HOME

Is home ownership becoming a *hassle* or a *financial burden*? Is the *stress* no longer worth it? Here are a few reasons why selling may be your best option:

## FINANCIAL

Financial difficulties can be very stressful. Maybe you are struggling to keep up with mortgage payments, repairs or are dealing with an issue that needs emergency cash. Selling your home can get you cash quickly and give you a fresh start.

## REPAIRS & RENOVATIONS

Owning a home comes with constant upkeep, unexpected repairs and expensive renovations. Sometimes the repairs and updates are just too costly or you are overwhelmed and tired of living in renovations.

## INHERITANCE

Inheriting a property sometimes seems great, but often comes along with outstanding mortgages, taxes, and utility bills to be paid. And quite often these homes are old, outdated and in need of updates or repairs to be able to live in or sell.

## LIFE CHANGES

Life happens! Dealing with divorce, health issues, job loss or relocation can be very overwhelming and costly. Selling your home can help relieve some financial burdens, ease some pressure and give you a fresh start.

## TIRED LANDLORD

Being a landlord can be stressful, costly and overwhelming. Dealing with bad tenants, repairs and emergencies are just a few of the factors that come with rental properties.

IF YOU ARE IN ANY OF THESE SITUATIONS, KNOW  
**YOU ARE NOT ALONE.** WE WOULD LOVE TO HELP.

# WHAT IS A PRIVATE HOME BUYER?

When you sell to a private buyer, there is no middleman, so you are dealing directly with the buyer - us! This saves you both time and money.

As private buyers, we are ready to give you a cash offer. We do a walkthrough with you ourselves, and guarantee closing - quickly if needed.

## CONDITIONS

Our contracting experience allows us to buy houses in need of renovations, and fix them up! No need to renovate, repair or even paint. We will buy your house in original condition or in rough shape.

## TIMEFRAME

When selling on the market, the process can take months. As private buyers we are able to buy & close quickly. Once you accept our offer we can close in as little as 14 days. Or, if you need longer to figure out your next steps, we can work together to find a closing date that works for you.

## COMMISSIONS

Since you are selling directly to us, with no middleman, there are also no fees or commissions. The cash offer that you receive is the amount that goes straight to you on closing.





**TRYING TO  
UNDERSTAND THE  
DIFFERENCES  
BETWEEN LISTING  
WITH A REALTOR  
OR SELLING  
PRIVATELY?**

**HERE'S A SIMPLE  
BREAKDOWN:**

**REALTOR LISTED PRICE:  
\$599,000**

Staging/Cleaning - \$2750

Professional Photos - \$700

Selling Commissions - \$30,000 + HST = \$33,900

Selling Lawyer Costs - \$1,695

Mortgage Payments - \$2,500/mo

Carrying Costs - \$750/mo (tax, insurance, bills etc.)

Timeframe - 6 months

***Total Cost to sell - \$58,545***

**ACTUAL SALE PRICE:  
\$540,455**

WHEN SELLING TO A PRIVATE BUYER, YOU ARE NOT PAYING ANY FEES OR COMMISSIONS. YOU DON'T NEED STAGING, PHOTOS OR CLEANING. THE PRICE WE OFFER YOU ACCOUNTS FOR ANY RENOVATIONS OR REPAIRS THAT THE PROPERTY NEEDS.



## DO YOU ...



**HAVE AN OLDER HOME?  
(15+ YEARS)**



**NEED MINOR OR MAJOR  
RENOVATIONS?**



**NEED TO SELL FAST?**



**NEED HELP GETTING OUT  
OF YOUR FINANCIAL  
DIFFICULTIES?**

**905-260-9779**

“ Absolutely great experience with Lewis Brothers Properties. They were extremely helpful with the whole process of selling my house, including obtaining lawyers & Financial Brokers. I was given a fair price for my house considering the amount of work that needed to be done to fix it. I couldn't have done it without them! Any questions or concerns I had were answered and dealt with promptly! They made my move easy and relatively stress-free! I would highly recommend Lewis Brothers to purchase your fixer upper! Thanks guys! ”

- CYNTHIA, OSHAWA

# RENOVATION ESTIMATE CALCULATOR:

**IF YOU'RE CONSIDERING LISTING ON THE MARKET, ANY AGENT WILL PROBABLY TELL YOU TO COMPLETE REPAIRS & RENOVATIONS BEFORE LISTING. NOT ONLY DO COSTS ADD UP QUICKLY, BUT THEY TAKE TIME TOO!**

## HERE'S A QUICK ESTIMATE CHECKLIST:

Roof/Shingles: \$5,500

Exterior Siding: \$9,000

Exterior Painting: \$3,500

Windows: \$500 + per window

Garage Door Replacement: \$1,500

Landscaping: \$1,250

New Deck: \$7,800

Basement Sealing & Waterproofing: \$10,000k +

New Carpets: \$1,700

Kitchen Renovation: \$8,000 +

New Kitchen Appliances: \$2,300

Bathroom Renovation: \$5,000+

Interior Paint: \$5,750

Furnace & A/C: \$6,250 +

These prices are based on an average home and are just an estimate\*



**WE WOULD LOVE TO SPEAK WITH YOU,  
ANSWER ANY QUESTIONS AND SEE HOW WE  
CAN HELP YOU.**

**FEEL FREE TO GIVE US A CALL OR CHECK OUT  
OUR WEBSITE FOR MORE INFORMATION.**

**WE ARE NOW BOOKING VIRTUAL ASSESSMENTS.**

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