



Sell Your Home for Cash

How cash offers work, what they cost you, and how to compare them against a full market listing.

RYAN AND MEGAN WINSLOW · WINSLOW HOMES



THE BASICS

What a Cash Offer Is

- ◆ A cash buyer pays without a mortgage.
- ◆ That removes the lender appraisal, loan underwriting and financing contingency.
- ◆ Those are the most common reasons a sale falls apart.
- ◆ Closing is set as soon as title work is done, often in one to three weeks.



YOUR THREE PATHS

Investor, iBuyer or Full Listing

Investor cash offer

Fastest and as-is, at the deepest discount to market value.

iBuyer offer

Fast, with set fees, for homes in good condition.

Full market listing

The highest price, with showings and more time.

Our approach

Ryan and Megan get you several cash offers and a listing plan, with your net proceeds for each, so you pick with real numbers.



PROTECT YOURSELF

Cash Offer Red Flags

- ◇ No proof of funds.
- ◇ A small or late earnest money deposit.
- ◇ Long inspection periods that let the buyer walk away.
- ◇ A price cut after inspection, called a retrade.
- ◇ Pressure to sign the same day.

QUESTIONS, ANSWERED

Cash Sale FAQ

How fast does it close?

No lender appraisal or loan approval, so closing is set once title work is done, often in one to three weeks.

Do I need repairs?

No. Most cash buyers purchase as-is. The offer price reflects the repairs the buyer plans to make.

Is cash always best?

No. A cash offer trades price for speed. Compare your net from each cash offer against a listing first.

PREFER TO LIST? SELL YOUR HOME FAST

Speed and Top Dollar

14 days

average to first offer

97%+

list-to-sale ratio

3,000+

homes sold

4 states

licensed and operating: FL,
MA, CT, RI

SPEED WITHOUT SACRIFICE

Fast Does Not Mean Cheap

- ◆ A quick sale at top dollar comes from strategic pricing, professional presentation and full exposure from day one.
- ◆ We refined this process over hundreds of transactions across FL, MA, CT and RI.
- ◆ Relocating for work, facing a life transition, handling an inherited property or ready to move on?
- ◆ Our team speeds up your timeline while protecting your equity.





OUR FAST-SALE STRATEGY, PART ONE

Before and at Launch

Aggressive pricing

We price at the sweet spot that creates urgency, often drawing multiple offers in week one.

Pre-launch prep

Staging, photography, video tours and marketing materials all launch at once.

Day-one blitz

MLS, 500+ websites, social media, email campaigns and our buyer network, all at once.

OUR FAST-SALE STRATEGY, PART TWO

From Showings to Closing

First-weekend open houses

Multiple buyers viewing at once creates competition and stronger offers.

Offer deadline

When interest runs high, deadlines drive competitive bids, often above asking with seller-favorable terms.

Streamlined closing

We coordinate title, lenders and inspectors to prevent common delays.



WHAT SELLS HOMES FAST

The Numbers Behind Speed

3x

faster sales for homes priced
right from day one

32%

faster sales with professional
photography

73%

faster sales for staged
homes

95%

of buyers search online first

WHAT SELLS HOMES FAST

Reach and Timing

Right price and presentation

Our CMA sets the optimal price. We add professional photos, drone shots, video tours and staging guidance.

Digital marketing

Your home appears in front of qualified buyers across every major platform.

Agent network

We reach top buyer's agents in all four states we serve, bringing qualified buyers to your door.

Market timing

We advise on the best listing date from seasonal trends, local conditions and competing inventory.



COMMON SITUATIONS WE HANDLE

Life Moves Fast

- ◇ Job relocation with a tight timeline.
- ◇ Military PCS (Permanent Change of Station) moves.
- ◇ Downsizing or upsizing when you already found your next home.
- ◇ Divorce or separation requiring a quick property division.

COMMON SITUATIONS WE HANDLE

Complex Sales, Handled

- ◆ Inherited property that needs to sell efficiently.
- ◆ Estate sales and probate properties.
- ◆ Financial hardship or pre-foreclosure situations.
- ◆ Expired listings that sat on the market with another agent.



Where Ryan and Megan Buy and Sell

WINSLOW HOMES · 14



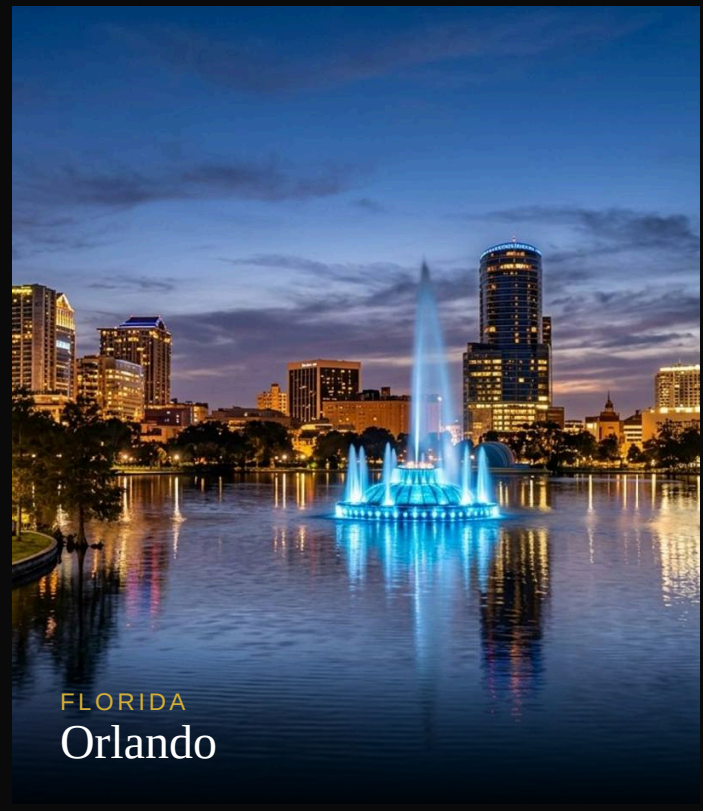
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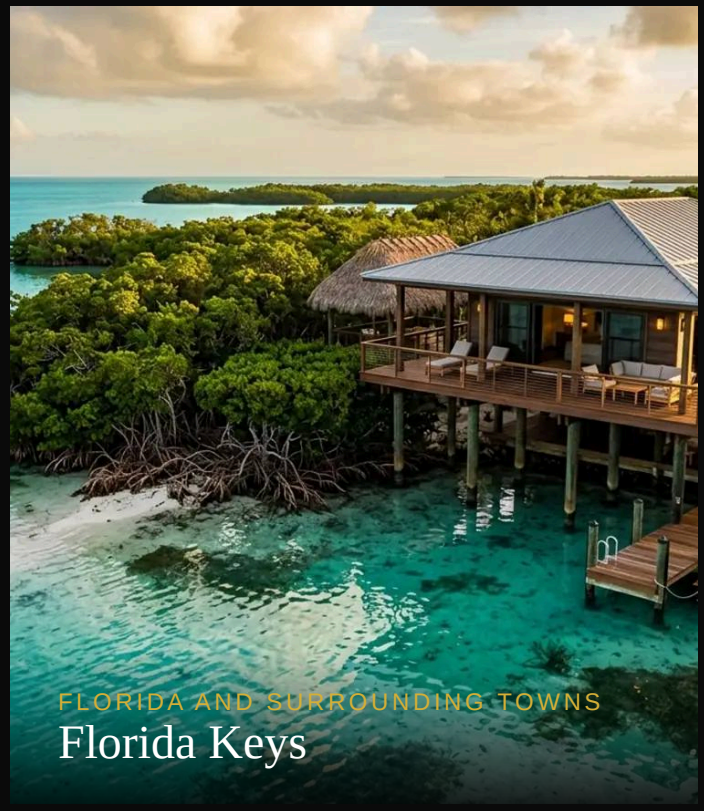
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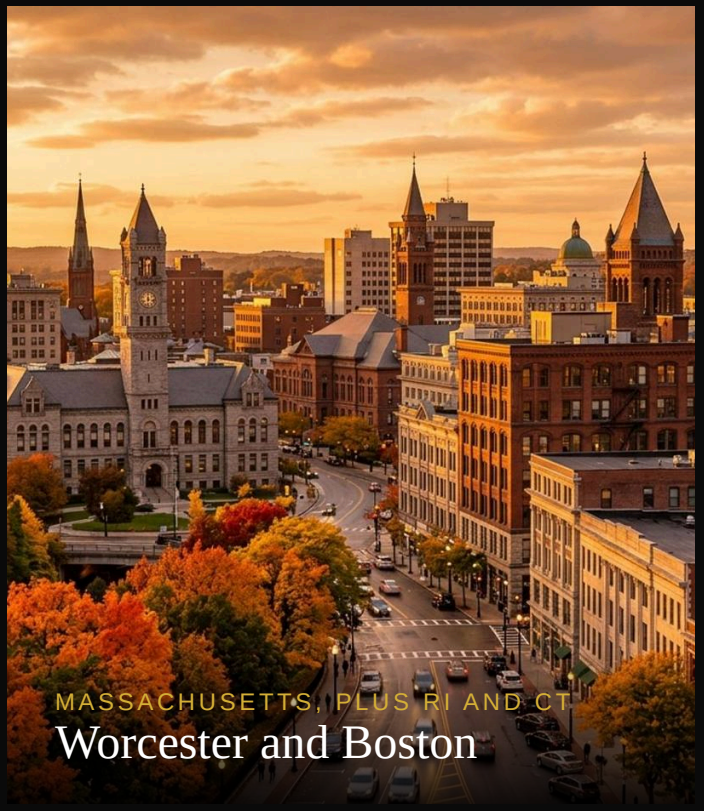
FLORIDA
New Smyrna Beach



FLORIDA
Orlando



FLORIDA AND SURROUNDING TOWNS
Florida Keys



MASSACHUSETTS, PLUS RI AND CT
Worcester and Boston



COMPARE EVERY OFFER

Ready to Move Fast?

- ◇ Every day your home sits on the market costs you money.
- ◇ Get cash offers and a listing plan for your home, with net numbers for each.
- ◇ Your free market analysis includes comparable sales, current competition and a recommended pricing strategy.
- ◇ Call or text 386-690-5858, or email Broker@WinslowHomesLLC.com.
- ◇ Winslow Homes, real estate brokerage licensed in FL, MA, CT and RI.
www.winslowhomesllc.com



Compare Every Offer

Call or text **386-690-5858**

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winslowhomesllc.com

Miami, Fort Lauderdale, New Smyrna Beach, Orlando, the Florida Keys and surrounding towns in Florida. Worcester County and Boston in Massachusetts. Rhode Island and Connecticut.

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