

GET IT RIGHT SOLUTIONS, LLC

Home Selling Guide

Who Are We?

GET IT RIGHT SOLUTIONS, LLC is the area's premiere real estate solutions company, and since our inception we have been helping homeowners along with improving communities in each and every city we work in.

Through our **extensive knowledge** of the business and network of resources, we are able to assist homeowners with a wide variety of real estate problems.

We pride ourselves on our reputation for working one-on-one with each customer to handle their individual situations.

With the ability to directly purchase homes and make cash offers, we can create an extremely fast and hassle-free transaction.

In addition, we re-develop single family and multi-family properties throughout the state with the intention of **revitalizing communities** and encouraging home ownership. **Our mission** is to rejuvenate neighborhoods and increase the standard of living by improving the overall quality of housing for the residents. **Call us today and let's see how we can work together!**

We not only purchase property but we also sell homes, many of which are completely renovated and in move-in condition. Whether you are dreaming of becoming a first time home buyer or looking to upgrade your current home, **we can help.**

GET IT RIGHT SOLUTIONS, LLC is truly committed to helping each individual customer. **We focus on fast response, integrity and over delivering on customer service. By putting the customer's needs first, whether selling or buying a home, we can help you realize your real estate goals.**

WE WILL BUY YOUR HOUSE FAST!

Our real estate specialties include:

- Foreclosure Avoidance
- Bank Owned Properties & REOs
- Vacant Properties
- Houses in Major Disrepair
- Bankruptcy
- Clearing up Judgments or Outside Liens
- Credit Repair
- Selling Your Property Without Realtor Commissions
- Debt Removal or Renegotiation
- Solving Title Issues
- Relocation Assistance
- Environmental or Structural Problems
- Overleveraged Properties
- First Time Homebuyer Programs
- Apartment & House Rentals

Who Are We?

BBB ACCREDITED

GET IT RIGHT SOLUTIONS, LLC is proud to be a member of the Better Business Bureau and has been an upstanding member of the Atlanta area.



Mission Statement

Who Are We?

When a passion for real estate is combined with talented individuals who have an uncompromising drive to succeed, amazing things will happen. At GET IT RIGHT SOLUTIONS, it's our goal to not only have a positive effect on ourselves and our families - but also to inspire, motivate and create lasting change in everyone we encounter. We will treat our clients and team members with respect at all times. Our motto is and will always be, "Where there's a will, there's a way - and failure is merely lack of effort." Our company will dedicate itself to everlasting education and professional growth that will make the leaders of tomorrow.



Working With Us

WHY WORK WITH CT HOMES?

When we work directly with a home seller, what we provide can not only make for a smooth transaction, but it can also add up to thousands upon thousands of dollars in savings as compared to selling a home through traditional means. With the ability to directly purchase homes and make cash offers, we can create extremely fast and hassle-free transactions.

There are many creative ways to help you out of any situation. We pride ourselves on our reputation for working one-on-one with each customer to handle each individual situation; and it's our goal to make each client feel like we achieved a WIN-WIN scenario.

Benefits of Working With Us

- CASH OFFER
- NO REALTOR COMMISSIONS
- QUICK CLOSE
- NO FEES
- PAY NO CLOSING COSTS
- WE BUY THE HOUSE AS-IS
- NO APPRAISAL
- NO LENDING RESTRICTIONS

Most homeowners have no idea what options are available to them beyond listing a house with a Realtor or trying to sell the house on their own and just hoping for the best. We provide a unique alternative to listing their house on their own or with a Realtor. Your Realtor gets paid a commission for his or her services which is a percentage of the home's selling price. In most cases, you may also be encouraged to fix up your home and yard to attract more potential buyers – and sometimes it can involve hiring expensive contractors.

GET IT RIGHT SOLUTIONS, LLC VS. TRADITIONAL

How Do We Compare to a Traditional Buyer?

	Traditional Buyer	Get It Right Solutions
Method of Payment	Bank Financing	CASH
Repairs	1-8% of Homes Value	None (Sold AS-IS)
Closing Timeframe	45+ Days	10-14 Days
Commissions	6% of Sale Price	None
Seller Paid Closing Costs	1-6% of the Purchase Price	Zero
Appraisal	Mandatory	None
Length of Time on Market	150 Days on the Market (San Diego Average)	0 Days

Programs We Offer

CASH PURCHASE PROGRAM

Utilizing cash funding from our national network of investors allows us to circumvent many of the nuances of a traditional real estate closing. We can purchase your home directly from you, and you won't have to pay any hefty Realtor commissions. In addition to our funding source, we will be buying the home absolutely AS IS – meaning, we would never ask you to make a single repair on the home. Furthermore, GET IT RIGHT SOLUTIONS fully understands the importance of timing. You may be in a situation where you need to close quickly or, you may need a few months to transition your life. Either way, we can facilitate a fast and easy closing in 10 days or less - or as long as you need. We are here to work with you.

MORTGAGE REFINANCE PROGRAMS

If saving your home is your goal, we can help! We work with many national and local lenders who specialize in refinancing homeowners who are behind on payments. Most mortgage companies will shy away from borrowers with tarnished credit, but not the lenders we work with. We will work diligently to find the best loan product for you. If this program interests you, please speak with us today, because the longer you delay the more difficult it will be to qualify!

LOAN MODIFICATION PROGRAMS

A "Loan Modification Program" is a special program designed to help homeowners who have experienced a previous hardship, get back on track with their mortgage. We will work directly with you and your lender to help you qualify. However, you must have recovered from that hardship, and be able to make your mortgage payments again. Often times, the lender will require some sort of partial payment before they will consider a loan modification program. The relationships we've built with many banks will help you immensely during this process.

SHORT SALE PROGRAMS

With today's transitioning real estate market, it can be very difficult for some homeowners to sell their property. You may be overleveraged and tempted to just walk away from the home. However, this is not in your best interest, and there are serious consequences if you let the home go into foreclosure. If you are currently experiencing this scenario, it's important to know that you do have options! We are very successful at negotiating debt with banks, and can often times purchase the property directly from you - thus saving you from a foreclosure.

CREDIT REPAIR PROGRAMS

Whether you are looking to repair your credit from an unfortunate financial event or improve your credit score in order to purchase another home in the future, our network of credit repair specialists can produce results quickly. We can provide educational materials, step-by-step instruction, and professional credit coaching throughout the course of a year to help you get right back on track.

HOMEOWNER RELOCATION PROGRAMS

We realize the challenges homeowners face when selling their property. This is why GET IT RIGHT SOLUTIONS created the Homeowner Relocation Program. We will work hand in hand with you to locate another home or an apartment depending on your needs. We can also arrange for movers to assist, if this is something you desire. We know selling a home can be stressful, and we believe in going the extra mile for our customers.

Programs We Offer

REFER TO A LOCAL REALTOR

Our primary focus is in revitalizing neighborhoods. If your home is located in an area where our firm does not specialize in finding retail buyers, we are happy to refer you the right Realtor for your area. We know that not all Realtors are created equal. Therefore, we do a thorough prescreening of all our referrals to ensure that they are an adequate representation of our company.



RENOVATION PROJECTS

Occasionally, we sell houses that are not included in our completed renovation portfolio. When selling these properties in need of repair, it's very important for the buyer to have specialized knowledge to identify any possible renovation costs associated with improving the property. When working with our company, you can be rest assured that we're very qualified and experienced in accurately estimating repairs and consulting with buyers on the renovation process. Listed on the next page is a snapshot of some of our recent projects.

Real Life Scenario

OMB NO. 2502-0265

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input checked="" type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER: 1000 CAMBORNE PL- PI 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BORROWER: Pike Renovations, LLC Tax Mailing Address: Property Address: 1000 Camborne Place Charlotte, NC 28210		E. NAME AND ADDRESS OF SELLER: [REDACTED] F. NAME AND ADDRESS OF LENDER: [REDACTED]	
G. PROPERTY LOCATION: 1000 Camborne Place Mecklenburg County, North Carolina		H. SETTLEMENT AGENT: 56-2284358 [REDACTED] PLACE OF SETTLEMENT 1800 Camden Road, Ste. 106 Charlotte, NC 28203	
I. SETTLEMENT DATE: December 14, 2009			

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	130,000.00	401. Contract Sales Price	130,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	6,600.80	403.	
104.		404.	
105. Adjustments For Items Paid By Seller in advance		405. Adjustments For Items Paid By Seller in advance	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes 12/15/09 to 01/01/10	80.38	407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	136,681.18	420. GROSS AMOUNT DUE TO SELLER	130,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (See Instructions)	
202. Principal Amount of New Loan(s)	168,000.00	502. Settlement Charges to Seller (Line 1400)	
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage to Chase	60,741.16
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208.		508.	
209.		509. Adjustments For Items Unpaid By Seller	
Adjustments For Items Unpaid By Seller		Adjustments For Items Unpaid By Seller	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes 01/01/09 to 12/15/09	1,645.35
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	169,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	62,386.51
300. CASH AT SETTLEMENT FROM/TO BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	136,681.18	601. Gross Amount Due To Seller (Line 420)	130,000.00
302. Less Amount Paid By/For Borrower (Line 220)	(169,000.00)	602. Less Reductions Due Seller (Line 520)	(62,386.51)
303. CASH (FROM) (X TO) BORROWER	32,318.82	603. CASH (X TO) (FROM) SELLER	67,613.49

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Real Life Scenario

Page 2

L. SETTLEMENT CHARGES					PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price						
Division of Commission (line 700) as Follows:						
701. \$	to					
702. \$	to					
703. Commission Paid at Settlement						
704.	to					
800. ITEMS PAYABLE IN CONNECTION WITH LOAN						
801. Loan Origination Fee	3.0000 %			5,040.00		
802. Loan Discount	%	to				
803. Processing Fee		to		160.00		
804. Credit Report		to				
805. Lender's Inspection Fee		to				
806. Mortgage Ins. App. Fee		to				
807. Assumption Fee		to				
808. Commitment fee						
809. Flood certification fee						
810. Flood Life of Loan						
811. Tax Service Fee						
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE						
901. Interest From	12/14/09	to	01/01/10	@ \$	/day (18 days %)	
902. Mortgage Insurance Premium for		months to				
903. Hazard Insurance Premium for	1.0	years to				
904.						
905.						
1000. RESERVES DEPOSITED WITH LENDER						
1001. Hazard Insurance		months @ \$		per month		
1002. Mortgage Insurance		months @ \$		per month		
1003. City/Town Taxes		months @ \$		per month		
1004. County Taxes		months @ \$		per month		
1005. Assessments		months @ \$		per month		
1006.		months @ \$		per month		
1007.		months @ \$		per month		
1008. Aggregate Adjustment		months @ \$		per month		
1100. TITLE CHARGES						
1101. Settlement or Closing Fee		to				
1102. Abstract or Title Search		to				
1103. Title Examination		to	John C. Markey II, PLLC	85.00		
1104. Title Insurance Binder		to				
1105. Document Preparation		to	John C. Markey II, PLLC	195.00		
1106. Notary Fees		to				
1107. Attorney's Fees		to	John C. Markey II, PLLC	385.00		
(includes above item numbers:)	
1108. Title Insurance		to	Investor's Title Insurance Company	358.80		
(includes above item numbers:)	
1109. Lender's Coverage	\$					
1110. Owner's Coverage	\$					
1111. Courier Fee		to	John C. Markey II, PLLC	50.00		
1112.						
1113. Fax/Copy/Image/Email/Handling						
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES						
1201. Recording Fees: Deed \$	22.00	Mortgage \$	45.00	Releases \$	67.00	
1202. City/County Tax/Stamp: Deed				Mortgage		
1203. State Tax/Stamp: Revenue Stamps			260.00	Mortgage	260.00	
1204.						
1205.						
1300. ADDITIONAL SETTLEMENT CHARGES						
1301. Survey		to				
1302. Pest Inspection		to				
1303.						
1304.						
1305.						
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)					6,600.80	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

**WE PAY ALL
CLOSING
COSTS**

**SELLER PAYS
ZERO CLOSING
COSTS**

Real Life Scenario

Here's a settlement statement for the same property – however, in this case, we are the sellers, selling the property to a retail buyer. As you can see, we paid out much more to a retail client.



A. Settlement Statement (HUD-1)

OMB Approval No. 2530-0047

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number: ASW 10-009	7. Loan Number: 6961950597	8. Mortgage Insurance Case Number:
4. <input checked="" type="checkbox"/> VA	5. <input checked="" type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: 1 Charlotte, NC 28203	E. Name & Address of Seller: Pike Renovations, LLC Charlotte, NC 28205	F. Name & Address of Lender: Liberty Mortgage Corporation 3720 Davinci Court, Suite 150 Norcross, GA 30092
G. Property Location: 1000 Camborne Place Charlotte, NC 28211	H. Settlement Agent: [REDACTED] Blake and Wood, PLLC	I. Settlement Date: [REDACTED] Place of Settlement: 2700 Coltsgate Road, Suite 202 Charlotte, NC 28211

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$251,000.00
102. Personal Property	
103. Settlement charges to borrower (line 1400)	\$4,142.95
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	\$ 0.00
107. County taxes to	\$ 0.00
108. Assessments to	\$ 0.00
109. to	\$ 0.00
110.	
111.	
112.	
113.	
120. Gross Amount Due from Borrower	\$255,142.95
200. Amounts Paid by or in Behalf of Borrower:	
201. Deposits or earnest money	\$2,400.00
202. Principal amount of new loan(s)	\$225,900.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/town taxes to	\$ 0.00
211. County taxes 1/1/10 to 4/30/10	\$ 562.64
212. Assessments to	\$ 0.00
213. to	\$ 0.00
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$228,862.64
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$255,142.95
302. Less amounts paid by/for borrower (line 220)	\$228,862.64
303. Cash <input checked="" type="checkbox"/> from <input type="checkbox"/> to Borrower	\$26,280.31

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$251,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	\$ 0.00
407. County taxes to	\$ 0.00
408. Assessments to	\$ 0.00
409. to	\$ 0.00
410.	
411.	
412.	
413.	
420. Gross Amount Due to Seller	\$251,000.00
500. Reductions in Amount Due to Seller:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$8,687.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan to CT Homes, LLC	\$175,679.88
505. Payoff of second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/town taxes to	\$ 0.00
511. County taxes 1/1/10 to 4/30/10	\$ 562.64
512. Assessments to	\$ 0.00
513. to	\$ 0.00
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$184,929.52
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$251,000.00
602. Less reductions in amount due seller (line 520)	\$184,929.52
603. Cash <input checked="" type="checkbox"/> to <input type="checkbox"/> from Seller	

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

Transaction History Real Life Scenario

L. Settlement Charges

700. Total Real Estate Broker Fees		\$251,000.00		@	3	%		
Division of Commission (line 700) as follows:								
701.	\$7,530.00	to	CCBH less EMD of \$2,400.00 = \$5,130.00					
702.		to						
703.	Commission paid at Settlement							
704.								\$7,530.00
800. Items Payable in Connection with Loan								
801.	Our origination charge							\$2,519.25 (from GFE # 1)
802.	Your credit or charge (points) for the specific interest rate chosen							-\$1,694.25 (from GFE # 2)
803.	Your adjusted origination charges							(from GFE # 3) \$ 625.00
804.	Appraisal fee to: Fiserv \$375.00 (POCB)							(from GFE # 3)
805.	Credit Report to:							(from GFE # 3)
806.	Tax service to: First American Real Estate Tax Service							(from GFE # 3) \$48.00
807.	Flood certification to: First American Flood Data Services							(from GFE # 3) \$10.00
808.								
809.								
810.								
811.								
812.								
813.								
814.								
900. Items Required by Lender to Be Paid in Advance								
901.	Daily interest charges from 04/30/10 to 05/01/10 @ \$30.1716 per day (from GFE # 10)							\$30.17
902.	Mortgage insurance premium for months to (from GFE # 3)							\$ 0.00
903.	Homeowner's insurance \$588.00 for 1 years to USAA (from GFE # 11)							\$ 588.00
904.								
905.								
1000. Reserves Deposited with Lender								
1001.	Initial deposit for your escrow account (from GFE # 9)							\$ 761.68
1002.	Homeowner's insurance 3 months @ \$ 49.00 per month \$ 147.00							
1003.	Mortgage insurance 0 months @ \$ 116.72 per month \$ 0.00							
1004.	Property taxes 7 months @ \$ 143.81 per month \$1,006.67							
1005.	months @ \$ per month \$ 0.00							
1006.	months @ \$ per month \$ 0.00							
1007.	Aggregate Adjustment enter as a negative -\$391.99							
1008.								
1100. Title Charges								
1101.	Title services and lender's title insurance to: (from GFE # 4)							\$1,019.10
1102.	Settlement or closing fee to: Blake and Wood, PLLC \$475.00							\$175.00
1103.	Owner's title insurance (from GFE # 5)							\$40.00
1104.	Lender's title insurance to: Investor's Title Insurance Co. \$329.10							
1105.	Lender's title policy limit \$225,900.00							
1106.	Owner's title policy limit \$251,000.00							
1107.	Agent's portion of the total title insurance premium							
1108.	Underwriter's portion of the total title insurance premium \$369.10							
1109.	Title Search / Examination to Blake and Wood, PLLC \$95.00							
1110.	Copy / E-Mail fees to Blake and Wood, PLLC \$35.00							
1111.	Fed-Ex / Wire fees to Blake and Wood, PLLC \$35.00							\$35.00
1112.	Courthouse courier to Blake and Wood, PLLC \$50.00							
1200. Government Recording and Transfer Charges								
1201.	Government recording charges to: (from GFE # 7)							\$ 121.00
1202.	Deed	\$25.00	Mortgage	\$96.00	Releases		\$ 0.00	
1203.	Transfer taxes to: (from GFE # 8)							\$ 0.00
1204.	City/County tax/stamps	Deed	\$502.00	Mortgage			\$ 502.00	
1205.	State tax/stamps	Deed		Mortgage				
1206.								
1207.								
1208.								
1300. Additional Settlement Charges								
1301.	Required services that you can shop for (from GFE # 6)							
1302.	Survey to Zoutewelle Land Surveyors							\$375.00
1303.	Inspection to Associated Inspection Service							\$325.00
1304.	Home Warranty to American Home Shield							\$445.00
1305.								
1306.								
1307.								
1308.								
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)							\$4,142.96	\$9,687.00

CERTIFICATION

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

MANAGER
Blake Renovations, LLC
Seller

Seller

Borrower

Borrower

To the best of my knowledge the HUD-1 Settlement Statement which I have prepared is true and accurate account of the funds which were received and disbursed or will be disbursed by the undersigned as part of the settlement of this transaction.

Andrea S. Wood
Andrea S. Wood
Settlement Agent

Settlement Agent

04/30/2010

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction may include fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

OUR
CLOSING
COST
AMOUNT

Property

Here's what you can expect from our rehab projects:

B e f o r e



A f t e r

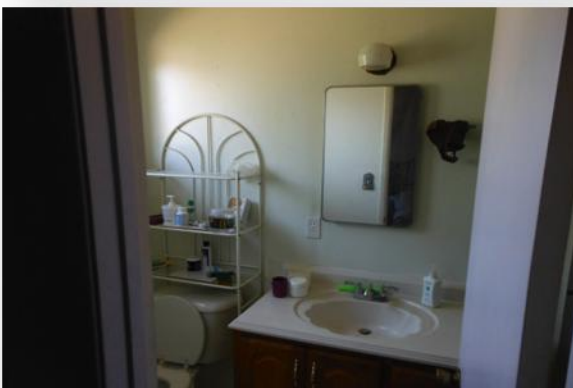


Property

Before



After



Property

Before



After



Property

Before



After



Scope of Work -Single Family Savannah, GA

Rehab Overview

The home is outdated and needs updating throughout. The kitchen and baths need custom tile work, and extensive landscaping outside. Electrical and plumbing upgrades were completed as needed to comply with current code regulations.

Contractor Overview

Licensed contractors were hired to complete all renovations.

EXTERIOR:

General:

1. Install seamless rain gutters
2. Paint gazebo per color scheme

Color	Location	Color Code	Finish
White	Gazebo		
Extra White (Sherwin Williams)	All ceilings	7006	Flat
Navajo White (Sherwin Williams)	Bathrooms	SW 6126	Semi Gloss
Navajo White (Sherwin Williams)	Living/ Dining/ Halls, Laundry, Kitchen, Bedrooms	SW 6126	Flat
Extra White (Sherwin Williams)	All Trim & Doors	SW 7006	Semi Gloss



Property

Landscape:

1. Remove weeds
2. Trim bushes in the front and back yard
3. Install new sod in back yard
4. Plant drought tolerant plants in planters and add wood chips
5. Test and repair irrigation system as needed

INTERIOR:

DEMO:

1. Remove kitchen counter tops and back splash (***Do not damage cabinets as they are staying***)
2. Remove counter tops in bathrooms (***Do not damage vanities as they are staying***)
3. Remove flooring in all bathrooms
4. Demo bathroom showers and toilets
5. Remove all carpet from house
6. Remove tile in entryway
7. Drop drywall in formal living room where old water leak was.

GENERAL:

1. Paint all interior doors
2. Buff out hardwood floors on first floor
3. Clean tile in formal living room
4. Clean and re-varnish kitchen cabinets
5. Install carpet in hallway, stairs and all bedrooms (**contractor to supply samples for CT Homes to select**)
6. Clean all windows and make sure they operate properly
7. Replace removed drywall in formal living room and patch drywall where needed
8. Install window screens where needed (**replace torn ones**)
9. Clean and adjust slider next to kitchen and make sure it operates properly



Property

KITCHEN:

1. Install backsplash- **Arizona Tile – WC Wheatfield \$10.50 per sqft**
2. Install new stainless steel appliances Pacific Sales Stainless Steel Package
 - A. Refrigerator- **Frigidaire 26 Cu. Ft. Refrigerator Model: FFHS2612LS**
 - B. Microwave/Hood- **Frigidaire 1.6 Cu. Ft. Over-The-Range Microwave Model: FFMV164LS**
 - C. Dishwasher- **Frigidaire 24" Built-In Dishwasher Model: FFBD2407LS**
 - D. Range- **Frigidaire 30" Freestanding Gas Range Model: FFGF3047LS**
3. Install new faucet- **Brushed nickel, single handle pull out**
4. Install new butcher block Island (**make sure it covers spot on floor where old island was**)
5. Build new cabinet to go over stove to install new micro hood
6. Install new countertops- **Rainbow Stone "New Venetian Gold" Granite**
7. Paint as per color scheme.



DOWNSTAIRS BATH:

1. New toilet- **Fergusons Plumbing Pure Flow** elongated bowl
2. Install new tub
3. Frame in existing mirror
4. New single handle chrome shower valve
5. Install new sink
6. Install new chrome facets
7. Install new granite counter top (**New Venetian Gold**)
8. Install Tile surround- **Home Depot - #668-521, 6"x6" Almond - \$1.89 sq/ft installed subway style (Tile to ceiling)**
9. Accent Tile - **#686-181, Onyx Studio Glass Moasic 12"- \$12.99/ea**
10. Tile floor- **Home Depot - #478-629 "Hacienda" 12x12 installed subway style**



UPSTAIR BATH:

1. New toilet- **Fergusons Plumbing Pure Flow** elongated bowl
2. Install new tub
3. Frame in Existing Mirror
4. New single handle chrome shower valve
5. Install new sinks
6. Install new chrome faucets
7. Install new granite counter top (**New Venetian Gold**)
8. Install Tile surround- **Home Depot - #668-521, 6"x6" Almond - \$1.89 sq/ft installed subway style (Tile to ceiling)**
9. Accent Tile - **#686-181, Onyx Studio Glass Mosaic 12"- \$12.99/ea**
10. Tile floor- **Home Depot - #478-629 "Hacienda" 12x12 installed subway style**



Property

MASTER BATH:

1. New toilet- **Fergusons Plumbing Pure Flow** elongated bowl
2. Install body sprays (**chrome finish**)
3. Frame in existing Mirror
4. Install new shower glass with chrome finish
5. Install new granite counter top (**New Venetian Gold**)
6. Install new sinks
7. Install new chrome faucets
8. Install single handle three way shower diverter (**chrome finish**)
9. Install single handle shower valve (**chrome finish**)
10. Install new Tub with chrome tub filler - (**Home Depot #693-952**)
11. Construct new shower pan and hot mop (**price out fiberglass shower pan**)
12. Accent Tile on control wall and dam - **Arizona Tile - SL Cashew glossy 3"x6"** install subway style
13. Tile Shower surround - **Arizona Tile - Country Blend Travertine 18"x18"** cut down to 9"x18" and install subway style
14. Tile floor- **Arizona Tile - Country Blend Travertine 18"x18"**



BEDROOMS:

1. Lighting- **Home Depot Hampton Bay 2- Light Flush mount With Opal Glass, #534-435, \$39.97/ea**



PLUMBING:

1. Check all existing plumbing & repair/replace as needed, per code.
2. Inspect water heater and make sure it is installed up to code
3. Install new shower diverter (s).
4. New angle stops on all water lines.
5. Check gas lines & repair/replace as needed.
6. Check all drain lines & repair/replace as needed

ELECTRICAL:

1. Replace all outlets & switches.
2. Check all wiring & replace where needed, per code.
3. Install recessed lighting in kitchen.
4. Check panel (**dead panel, inadequate breakers and double tapped breakers**)
5. Install smoke and carbon monoxide detectors per code.

HVAC

1. Inspect HVAC System and Install new AC compressor

GARAGE:

1. Install new garage door openers.

Completion of Final Punch List**General Contracting Work - \$17,000.00**

All framing, counters, cabinets, paint and patch. Fixtures, backsplash, windows and doors.

Appliances- \$2,000.00

Stainless Steel Appliances including Refrigerator, Free Standing Range, Range Hood, Dishwasher.

Electrical - \$2,000.00

Install new fixtures; add recessed lighting, replace outlets and switches

Home Staging (3 Months Minimum Contract) - \$2,000.00**Plumbing - \$3,500.00**

Install new toilets, facets, shower valves, kitchen sink, garbage disposal, dishwasher, and new water heater

HVAC- \$500

Minor service needed

Landscaping - \$1,000.00**Misc. and Permits - \$1,000.00**

TOTAL - \$29,000.00

Our Risks

There's no such thing as a perfect house -- every home, even newly constructed ones, will potentially have some issue or another. Our company builds value by rehabilitating properties in need of repairs - whether light cosmetic repairs, or significant repairs.

In many cases, we buy houses that have fire damage, termites, mold, foundation problems, roof problems or need of other major repairs. Houses with these conditions scare most buyers, and most real estate agents don't like listing them because they know such houses are hard to sell. We actually enjoy talking to sellers with these types of houses, because we can see the house's potential value after all the repairs are made; and breathe new life back into them by renovating and improving the condition of the house.

Here are just a few risks involved when we purchase properties:

- Previously unknown property conditions, or environmental hazards, such as toxic-mold, or others
- Expensive repair conditions may not have been apparent at, or became worse since the time of purchase
- Costly repairs not previously estimated for could offset the profit margin, such as HVAC, plumbing, foundation, etc.
- Work permit complications, local restrictions, or codes and other legal problems that can arise
- Unexpectedly longer times in holding a property for repair, or marketing time extended, causing profits to be exhausted
- Ever changing market conditions, including lending requirements and availability of applicable mortgages for buyers

WE BUY ANY HOME IN ANY CONDITION!

Inspections on a home are helpful; however, the reality is we never know what we're getting into until we start the renovation process.

Sometimes what seems like the simplest fix turns into a massive remodel, resulting in spending thousands of unexpected dollars. This is the risk we take when buying your home AS IS.

We do all the heavy lifting on the back end, so you don't have to.



There are no words that can express how thankful and grateful I am for GET IT RIGHT SOLUTIONS's assistance in my home-ownership situation. I had owned a single family home for only 1 year when I was suddenly facing dramatic changes to my work and personal life. I had an overwhelming need to sell my house...Selling my house was one of the many dilemmas that I had to handle and no good solutions were present to me at the time...GET IT RIGHT SOLUTIONS has broken down the house-selling process to a science. They have eliminated all of the guess-work by providing a network of knowledgeable professionals who have an excellent work ethic and a genuine caring about a home-owner's situation and lifestyle. They did so much more than just give me a plan to sell my home. They have restored my optimism and provided me with hope of future possibilities. As I am writing, I would have never thought that I would be in such a fortunate position. I could not have done this by myself and I will always recommend GET IT RIGHT SOLUTIONS to any person who wants to sell a home.

-Ananda B., Home Seller

Thank you for all your help with the sale of my home. With my situation as a single mom of two young children and having to relocate back home to Connecticut, I needed to sell my home and sell it fast! The transaction went very quickly, easily, and it was a pleasure working with you. If I have any future real estate transactions I will give GET IT RIGHT SOLUTIONS a call and will also recommend you to my friends.

-Angelique C., Home Seller

I'd like to say that GET IT RIGHT SOLUTIONS worked diligently to get my property out of foreclosure status. They were very cooperative and they communicated with me very well during this trying time. Without them I don't know what would've happened to my credit rating. Give them a try and you won't regret it. Thanks for all your hard work!

-Laurence C., Home Seller

Professional Testimonials

"It was very nice working with you on the purchase of 21st. As a seller's agent, you were extremely professional and helpful. If I can ever be of assistance to you, your buyers, or any Realtor you may work with, I'd certainly appreciate the referral. My company and I work extremely hard to close each transaction on time, if not early. Again, thank you."

-Shelly Lake, Senior Loan Officer, Integrity 1st Mortgage

"Working with GET IT RIGHT SOLUTIONS is like a breath of fresh air. You really went above and beyond to fully educate me on the process, and they handled everything from A-Z when it came time to close. I was initially intimidated by the deal because of all the paperwork and details. These folks took the time to make sure I was informed on my decision. To be honest, I'm not sure I'll ever do business with anyone else. I'm so confident in these individuals that I fully recommend them to my friends and family."

-Robb Bailey with Red Trolley Homes

"As a real estate agent, GET IT RIGHT SOLUTIONS, LLC is my favorite client. It has been a pleasure working with them. They are knowledgeable, focused and professional. Their internal processes are streamlined, and our transactions together have been quick and efficient. It is always nice to work with an investment group that understands real estate. They are laser focused on achieving their objectives, and are ready to pull the trigger when the right opportunity presents itself. Their entire team is really easy to work with because they understand that if the numbers make sense, it will be a good opportunity and they will have multiple exit strategies available to them. They understand that they will have the due diligence period to evaluate it and establish their strategy. I wish all of my clients were this easy!"

-Tod A. Lorea with Realty World HBH Properties

Frequently Asked

How does the process work to sell my house?

Once you have completed the Property Information Form one of our real estate solutions specialists will contact you shortly (usually within 24 hours). In some situations, we will need to gather additional information. We will research your property and discuss all the details with you. We may be able to make you an offer right over the phone, or in most cases we will schedule a time with you to view the property and make you an offer!

What sort of houses do you buy?

We buy houses in any condition, in any area, in any price range, in any situation! We will buy your house as-is, you don't need to do ANY repairs!

What do you mean "any condition, area, price range, or situation"?

Whether your house is in foreclosure, over-leveraged, condemned, has liens or health department violations, not maintained, fire damaged, or about to fall down WE CAN BUY IT!

Are you REALTORS™?

GET IT RIGHT SOLUTIONS, LLC is a real estate investment and solution company. We are property acquisition specialists that buy houses; we want to BUY your home. There is never a charge or a commission when we buy your property! However if listing your property is the best solution then we can and will connect you with a recommended licensed agent.

What will your service cost me?

Nothing! We do not charge you any fees to discuss your situation, make you an offer or to buy your home.

Am I under any obligation to sell my home if I fill out your Property Information Form?

No! There is no obligation on your side! We will simply review the information, make you an offer, and you choose to accept or reject it, totally your choice!

Is my information kept confidential?

ABSOLUTELY 100%! Your privacy is of the utmost importance to us. Any information you provide is completely confidential! If you want to deal with a reliable, reputable company who will treat you with professionalism, understanding, and respect – YOU HAVE COME TO THE RIGHT PLACE!

If I know of another property your company may want to buy, do you pay a referral fee?

YES! Maybe there is a vacant house on your street or you know someone who needs and wants to sell their home, please refer them to us! Better yet, provide us their information and we will do all the research and make an offer. In some cases we will pay you up to \$1,000 for a referral! Contact us directly to discuss the terms.

What if I am behind on my payments, in foreclosure or bankruptcy? Are you still able to help?

YES! GET IT RIGHT SOLUTIONS, LLC is a professional real estate solutions company with experience in solving these difficult situations. Please contact us for a confidential consultation.