



## Fairway Cash Guarantee®

### Give your buyers an edge and your sellers confidence!

At Fairway Independent Mortgage Corporation, we understand the importance of being the most favorable deal on the table. The winning combination of a Fairway Cash Guarantee® and a Fairway Advantage® Pre-Approval\* will give your buyers the buying power they need to compete with cash!

**We like to think of it as a *super seller guarantee*, and we're so confident that we will close by the contracted date that if we don't for a financing reason, Fairway will:**

- Purchase your seller's property in cash for the lesser of the home's appraised value or sales price **or**;
- Pay your seller \$10,000 for the trouble, allowing them to pocket the money and relist their home

#### FAIRWAY CASH GUARANTEE® ADVANTAGES:

- Seller gets confidence in closing
- Buyer can compete with cash offers and have an edge over other financed offers
- Works for FHA, VA, Conventional or Jumbo loans (up to \$1,000,000 purchase price)
- Works for primary, second home, condo and investment property
- No fees to use, unlike similar programs
- Buyer's and seller's agents **STILL** make commission if Fairway buys the home!

#### HOW IT WORKS:

- Fairway works to get your buyers fully qualified for both financing and the Fairway Cash Guarantee® program.
- You submit the Fairway Cash Guarantee® addendum along with your buyer's offer to strengthen the deal — no need to add special language to the contract.
- Your buyer now has a better chance of winning when multiple offers are on the table!

*Contact me today to learn more!*



THE  
SHUMATE  
TEAM



#### Chris Shumate

Loan Officer, NMLS 627360

**Office: 404-791-3155**

**Fax: 678-392-4819**

**chriss@fairwaymc.com**

**www.chrisshumatefairway.com**

3453 Lawrenceville Suwanee Road, Suite D, Suwanee, GA 30024



**SCAN HERE**