

Buy before you sell

Make a winning, cash offer today.

Until now, you had to sell your current home in order to purchase your new home. This can lead to rushed decisions and unnecessary stress. **Now you have a better option.**

Homeward provides a calmer, more convenient way to buy your next home. Now you can buy before you sell.



Buy with certainty

Our funds give you the ability to buy your dream house even if you haven't sold your current home.



Win in a tough market

Make a more competitive, cash offer. Cash offers are three times more likely to beat financed offers.



Move on your timeline

Secure your next home first, then take your time selling your current home so you get full market value.



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What does it cost?

Convenience fee

Often rolled into mortgage

Homeward's standard convenience fee is 2.4%. But when you use Homeward Mortgage, we credit 1% of that back to you at closing, reducing your cost to buy before you sell to **1.4%**.

*If the home you buy costs less than \$250,000, you'll pay an additional 0.5%.



Rent

Deferred until closing

We prorate your rent by day, so you only pay for the time they need. Buyers pay an average of only 45 days of rent.

How does it work?



1. Get approved

Homeward approves you for a specific amount so you can start shopping and be ready to make an offer as soon as the house you want comes on the market.



2. Make a cash offer

Homeward works with me, your agent, to make a cash offer on your new home. Cash offers are three times more likely to beat financed bids.



3. Win the home

The seller accepts your offer. Homeward works with me to finalize the purchase. You'll have a few tasks to complete, too, including paying your earnest money deposit, scheduling an inspection and signing mortgage disclosure documents.



4. Move into your new home

Live in your new home while you rent it from Homeward for up to six months. Your rent will be prorated so you only pay for the days you use.



5. List and sell your old home

We'll list your old home and sell it for top dollar. We're able to provide a floor price guarantee to most homebuyers. So if your home doesn't sell in six months, Homeward will buy it from you.



6. Buy back your new home

Finalize your mortgage and close on your new home by buying it back from Homeward.