

How To Buy A House Using Vendor Finance

10 Noble Place Flynn ACT

www.VendorFinanceHouses.com

How To Buy A House Using Vendor Finance

Can You Really Own Your Own Home Without Having To Get a Loan From The Bank?

Yes, you can! Even if you've got a bad credit rating, not enough deposit, you're self-employed, an ex-bankrupt or even a new immigrant ...

You can still achieve the dream of home ownership even if the banks and lenders have rejected your loan application.

How? A home buying program using vendor finance, also known as rent to buy, is giving Australians the chance to buy their own home without having to go inside another bank to ask for a loan.

Read on ...

Have you ever felt frustrated and angry because the bank rejected your home loan application and shattered your dream of owning your own home? And ...

Are you sick and tired of paying rent (aka dead money) month after month, year after year, yet you have nothing of value to show for it? You're in fact paying your landlord's mortgage for him.

If you answered "yes", then this will be an eye-opener for you...!

How To Buy A House Using Vendor Finance

Here's why: You're about to discover how, by using our vendor finance program, you can own your own home even if you've got...

- A bad credit rating,
- Not enough deposit,
- Are self-employed,
- An ex-bankrupt or
- Are even a new immigrant.

However, before we go into the details.... here are the facts on the house we currently have for sale on vendor finance.

It is situated at : **10 Noble Place Flynn ACT**

This fantastic 3-bedroom family home offers plenty of secure yard space for kids and pets to run and play.

- It sits upon a large 1073m² level block with a huge fenced back yard.
- The home features ducted heating and cooling, polished timber floors and large floor to ceiling windows throughout the living and dining spaces, that gives this home a light and airy feeling.
- There is a large lock-up double garage and the additional workshop space, which offers lots of space for a home business/tradie with extra storage options as well. next to the workshop is a greenhouse as well.
- Has direct access to the large open reserve, and the ability to take a short walk or ride to two local shopping centres, local schools and the Mount Rodgers summit without having to cross a single road.

This property is a must see for those with young families,

How To Buy A House Using Vendor Finance

The Best Thing Is...

No Bank Loan Is Required - The Vendor Will Finance!

With a low deposit of **\$29,000** , your loan payments would be **\$971.30pw**.

The vendor will finance you directly and you can refinance out to a bank loan whenever you're able to, when:

- any credit issues are cleared up and/or
- there's added equity in the house because you've done renovations or landscaping (yes - you can!)
- house prices have gone up.

Ring Tamar on **0415 749 492** to arrange inspection and to see if you qualify to buy this house

So if you're sick of scrimping and saving to get that deposit together why not give us a ring and we'll organise inspection for you.

To buy a house at this price (**\$684,400**) with a bank loan you'd need **more than \$120,000** deposit. You could get your foot in the housing market right now with only **\$29,000** deposit. Canberra house prices are still going up despite all the downward talk in the rest of the country, so it will be only a matter of years till you'll be able to refinance out to a normal bank loan.

Click or copy and paste the link below into your browser window to see photos of this great house.

<https://vendorfinancehouses.com/noblephotos>

How To Buy A House Using Vendor Finance

Why Did The Bank Knock You Back For Your Loan?

Was It...

Bad Credit Rating

Maybe you forgot to pay a bill a few years ago. Even though this is a minor hiccup, the banks will still see you as a 'risk' client because you'll still have a black mark on your credit report.

Not Enough Deposit

The banks require at least usually 20% of the purchase price of the house as deposit these days - but you'd be paying much, much less to buy this house.

Self Employed

The banks will automatically think your income is not stable enough - without even assessing you as an individual.

You will need at least 1-2 years of tax returns before the banks will even talk to you about a loan and they'll only lend you 80% of the purchase price - not including Stamp Duty!

Previously Bankrupt

Again, it's a trust issue. You stuffed up before so they won't give you a second chance. But we could give you that.

How To Buy A House Using Vendor Finance

Imagine Owning Your Own Home ...

Imagine... what it would be like to step inside your own home. Picture unlocking the front door and walking in, knowing that it's your home! Finally a place of your own. Not someone else's place that you're paying dead rent for every month.

Imagine... how great it would feel to stop paying rent money to a landlord every month. And instead, make repayments to your own home, knowing that you're on the way to owning your own property in just a few years time.

Imagine... how fantastic it would be to see your property increase in value. After all, you'll be able to renovate and make it your own. It also means you're building an asset as well. After all, you could sell it later and make a profit or use the equity to upgrade or even buy an investment property yourself.

From Some Of Our Happy Home Buyers ...

"We would recommend their service as they are excellent and helpful "

We were referred to Tamar and Jack by a friend who had bought a house from them and they are excellent people to work with. We are very happy with the result and we would recommend their service as they are excellent and helpful

Sharon Stent

How To Buy A House Using Vendor Finance

"Tamar was so friendly and helpful. We couldn't be happier."

"Now that we have moved into our home, I just wanted to take this time to thank both Tamar and Jack from innovative real estate. Darryn and I thought that we may never be able to have the security of owning our own home again after we had a failed business venture some years back, and we had to go bankrupt. Even though we were out of bankruptcy and did not want a massive mortgage the banks still said no. Even though we were both earning the banks still said no. Then I saw the ad from innovative real-estate online and I thought I will give them a call. Tamar was so friendly and helpful. We couldn't be happier. Thank you Tamar and Jack, for everything."

Katy and Darryn

And More...

"Works like a breeze, always willing to talk. I would hope others can have the same, easy opportunity that we did."

"I was so glad to have met you Tamar and Jack. We got on like a house on fire and I had no doubts in you at all. If there were any concerns, you were always ready to talk about them. Works like a breeze, always willing to talk. I would hope others can have the same, easy opportunity that we did. Will always be grateful for having met Tamar and Jack."

Tracy Pittman

How To Buy A House Using Vendor Finance

I could not believe how smooth and easy the process was."

"We just want to say a BIG THANK YOU for helping us get into our own home. It seemed like a distant dream trying to please the big banks and meeting their criteria. Just when it seemed that we would be renting for the rest of our lives, somehow (thank goodness) stumbled my way onto your website and the rest is history. I could not believe how smooth and easy the process was. While we earned good money and knew we could afford the repayments the banks denied us time and time again as we could not save enough for their ridiculous huge deposit. But this was not an issue for you guys. Jack and Tamar arranged everything. Paperwork was mailed, the contract was signed and in no time at all we were home owners. BRILLIANT, EASY AS PIE. You guys are awesome, love your work. And by the way, they are really nice people, so do yourself a favour and give them a call, you'll be glad that you did. From a very happy home owner"

Adrian and Frances

"We would not hesitate in recommending your company to our friends and to anyone that may benefit from your help. "

Hi Tamar & Jack,

Now we are pretty well settled, we would like to take the time in Thanking you both for all you have done for us. We are so proud of the house and love it. We would not hesitate in recommending your company to our friends and to anyone that may benefit from your help. We know at times it was stressful and tough considering our short timeframe. But it all worked out for the best.

Happy New Year, Michelle & Ian

How To Buy A House Using Vendor Finance

"We are forever grateful."

We felt when we were renting that we were paying someone else's loan with no benefit to us to help build wealth. When we first spoke to Innovative Real Estate we were made to feel at ease that they had our best interest at heart and that they were willing to help us with our dream. We had many questions on how the process worked and every question was answered in detail - even if I asked more than once. We were happy how the process was clear and the fact that we received so much help from the initial enquiry. It has been awesome working with Tamar and Jack. The best part is that even after the process was complete they are still happy to help in any way they can. We are forever grateful.

Michelle Ioculano

"It's an excellent way to start out buying a home of your own."

We were sick of paying dead rent money so we started looking for other options. When we first spoke to you we had no doubts as it was all explained in a very positive way. It's been hard work but in a positive way as it's a pleasure to own/buy your own house. The result is wonderful. It's an excellent way to start out buying a home of your own.

Lesley Baxter

How To Buy A House Using Vendor Finance

How Does it Work?

Our program enables you to buy a home without the usual hassles of going through a bank (like mountains of paperwork, having to have a big deposit, no flexibility, no personal service, etc.).

This method of financing is known as vendor finance. It's popular even though not widely known. In fact, it's been around since the 1940's, when the banks did not lend money to all especially in the country where banks have never liked loaning more than 60% of the cost!

In a nutshell: We provide finance directly to you. So basically, you make repayments to us instead of a bank. We become your bank. A more flexible and more personable bank.

You can refinance to a normal bank loan (and we'll help you) when...

- House prices go up
- You add equity to the house by doing renovations/ landscaping
- You have a good history of payments or add extra payments to pay down your loan
- Whatever your challenge was about not being able to get a loan, is fixed up (e.g. your bad credit mark expires)
- You can pay it out... any time you like when you are able to... no early payout penalties.

How To Buy A House Using Vendor Finance

Is This Legal? What Contract Is Used?

Yes - it's totally legal.

The contract is called a Terms or Instalment Contract

When someone normally buys a house, after contracts are exchanged, settlement takes place after 6 weeks or so. With Vendor Financing, we exchange contracts with you but the house purchase doesn't settle until you refinance to a normal bank loan in around 3-5 years.

The Contract sets out the terms of our agreement. The vendor loans you the money to buy the house and you make regular payments - just like a bank loan. You could compare it to a long settlement. You exchange and make payments to the vendor until you're in a position to get a normal bank loan and complete your purchase.

You have a legal caveat placed on the property, registered at the Land Titles Office. This will protect your interests until you're ready to refinance out to a normal bank loan in 3-5 years. At this time the title to the property transfers to you. and your loan payments would go down.

"What Are The Advantages Of Instalment Contracts..?"

- You don't **need to have approval from a bank** for a loan as we, the seller (vendor), provide the financing.
- **The purchase price will not change.** The purchase price is **fixed** when the contract is signed. So if the value of the property has gone up by the time you refinance the extra equity **is yours.**
- You can sell or refinance **at any time** during the term of the contract.
- A **much lower** deposit is required to buy a house this way.

How To Buy A House Using Vendor Finance

What Do You Need To Do?

Phone us: Tamar on **0415 749 492** or Jack **0405 475 764** to organise inspection. There is a lockbox there, so once we've discussed if you qualify, we'll give you the code and you can inspect at a time that suits.

You can also ask further questions you may have about how this works. After you've inspected the house and decided you want to buy it, you'll need to let us know and email us the following documents:

1. IDs such as your passport, driver's licence, medicare card etc.
 2. Evidence of income, bank statements for business owners, tax returns
 3. Filled out application form which we will email to you upon request
 4. Credit report(s)
 5. Rent ledger and evidence of deposit
- Pay the deposit. Sign the contract, Move in!! It's That Fast And Easy!!!
 - **Call Us Today! Ph Tamar and Jack : 0415 749 492 or 0405 475 764**

www.VendorFinanceHouses.com
E: info@innovativerealestate.com.au

Ouicannes Trust (ABN 19103116210) trading as Innovative Real Estate
Australian Credit License 387491
13 William St Leichhardt NSW 2040
Australia ©2005-2019