

CADENCE

H O M E S

FORECLOSURES vs. NEW HOMES

“Foreclosures and short sales.” That’s all you’ve been hearing about. And why not? The idea of buying a home below market value is compelling. However, what you may not realize is the “deal” that looks so attractive may not necessarily be all it’s made out to be. There are risks to buying a foreclosed home — **are the risks worth the gamble?**

	FORECLOSURES	NEW HOME
TIME	Can take months to get an answer from the bank and the answer may be “No.” Then you have to start the whole process all over again.	The answer is immediate. Our new homes are offered at fair and reasonable prices from the start. No waiting required!
PRICE	In the event the bank approves a below market price - what is the true cost? What repairs will have to be done to make the home livable? The cost to repair and/or replace cabinets, countertops, flooring, light fixtures, etc. may amount to more than you bargained for.	The base price and each home’s options are clearly marked and readily disclosed. You have the ability to choose the floorplan and options that fit your needs and pocketbook. Plus, our Preferred Lender makes the mortgage process seamless—we work with you every step of the way.
CONDITION	Sold “as-is”. Many times, when someone is forced to leave their home, they are not happy. They become disgruntled and angry and want to “punish the bank”. The home may be damaged and the cost to make the repairs is steep and sometimes even unforeseen.	A new home is just that—brand new. You will be the <i>first</i> proud homeowner. You will have the opportunity to witness the building process to make sure the condition of your new home is just what you had hoped it would be.
DISCLOSURES	NONE	Public Report, Homeowner’s Association & Community Information, etc. In other words, FULL DISCLOSURE.
WARRANTIES	NONE	YES! Two-year Limited Warranty begins on day of closing.
PEACE OF MIND	The unexpected problems that could arise may leave your clients “waiting for the other shoe to fall.”	A new home from Cadence Homes provides outstanding value and the added comfort of peace of mind. We also offer a Mortgage Protection Program that will protect your client in the case of an unexpected job loss.



What matters most.™

