



WELCOME HOME

SELLERS ADVANTAGE PROGRAM



JCC Preferred Partner ERA Sunrise Realty

Concerned about shopping for your dream home until your house has sold? ERA invented the Guaranteed Buy Program in 1980 and is the ONLY NATIONAL REALTY COMPANY TO OFFER A GUARANTEED BUYOUT OPTION to make your dreams come true!! ERA's "Seller's Security Plan" (SSP) gives you the peace of mind

to put your house on the market and purchase your dream home with no contingencies. Don't get caught owning two homes, or no home at all!! Chase after your dream home and let us worry about getting your house sold...or if it doesn't sell you can take advantage of a guaranteed offer. You're in control, not the Realtor! Of course, some reasonable conditions apply. To learn more, simply contact your Jim Chapman Communities sales representative who will put you in touch with one of ERA Sunrise Realty's Home Buy-Out Specialists.



Guaranteed sale, guaranteed price.

When you accept an ERA offer, the Sellers Security Plan assures you that ERA will purchase your current house if it doesn't sell within 180 days from the application date. ERA guarantees the purchase price offer, so you'll know in advance the minimum you can expect from the sale of your house. You'll also have plenty of time to see if any other buyer is willing to pay more.

You get the profit, ERA covers any loss.

Almost always, you will receive more than the price guaranteed by the agreement. If ERA ends up purchasing your house and then resells it for more than they have in it (including holding and closing expenses), the net profits are returned to you. But if ERA sells it for less, you don't take the loss, ERA does.

Use your equity to purchase your new home.

Qualified buyers may be able to borrow up to 75% of your equity for a down payment to purchase and close on your new home.



Success Stories

"I wanted to take the time to say thank you for your efforts in getting our house sold. Who would have thought that anyone could get a full price offer in just one month in this sliding market? Price it right, show it right, and sell it right...now...there is still a great deal to be said for going in with the right price, the right strategy, and the right support to pull it all together in the end.

And of course our new house is great and the family loves it. And I just love it when someone says that I must have been crazy for selling my old house in this market, to which I reply: Well, duh...and don't you know I then turned around and got an absolutely sweet deal on this new one, definitely better than had I waited until the market recovered and everyone else was competing for it? And of course this house did cost more, so when speaking in percentages it is obvious that it worked out much better in my favor."



Regards,

Kevin Peterson

"We were reluctant to make a commitment on our new home because we had to sell our old house first. Our on site agent introduced us to the ERA Sunrise Realty Seller's Security Plan. With ERA's unique five-point marketing plan they sold our house for almost the full appraised value in about two weeks (after the appraisal). Thanks ERA Sunrise Realty!"

David and Misty Turner



"The Good Son"

Concerned about getting your home ready to sell? Not sure who to call to fix those minor "wear and tear" items necessary to list your home?



Jim Chapman Communities would like to introduce you to "The Good Son Program". With our strong construction experience and an expansive list of industry tradesman, we have created a resource to assist you with you current home repairs. Taking full advantage of our program will allow you to conveniently and economically complete the necessary repairs and improvements to sell your current home.

Take Advantage of "The Good Son Program"

- Project management by Jim Chapman Communities.
- Repair consultation and advice by our industry's professionals.
- High quality repairs completed by the industry's leading subcontractors.
- Discounted pricing established through Jim Chapman Communities purchasing power.
- Convenience and efficiency.

Items the "Good Son Program" can assist you with.

- Painting
- Cabinets
- Exterior Cornice and Trim
- Flooring
- Landscaping
- Windows
- Drywall
- Interior Trim
- Pressure Washing

This program was created to aid you in the resale of your home. If you would like additional information regarding "The Good Son", please ask your JCC sales representative for further details.



Sellers Advantage Program Welcome Home

Are you ready to move, and get out from under your home now? If so, JCC in partnership with ERA can offer you a guaranteed purchase price if your home has not sold within 180 days of listing with ERA.

JCC Any Way You Want It Bonus Dollars

Jim Chapman Communities will reward you with our "Any Way You Want It" bonus dollars to offset any negative difference between your ERA guaranteed purchase price or the sale price of your home - your choice! Or, you can also use your "Any Way You Want It" bonus dollars to receive items included in the list below, or be creative and come up with your own list!

- Design Center Credit
- Closing Costs Paid
- Pay off a 2nd Mortgage
- Free HOA Dues - Up to 2 years
- Screened in Porch or Sunroom
- Finished Bonus Room with Bath
- Home Discount
- Pay your Monthly Bridge Loan Payments
- Any Way You Want It!

Move Now

With JCC's preferred partnership with ERA, you can buy now, close now, and begin living a maintenance free lifestyle in any one of our Jim Chapman Communities, all without having to wait for your current home to sell. Ask our experts how! Welcome Home!

