



## **Philadelphia Homeowners Now Have The Option To Sell Their Houses For Quick Cash**

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A local Philadelphia based company Rapid Home Liquidation has recently announced that they will purchase homes in the Philly area using their own private funds and give homeowners the option to sell their Philly homes for fast cash without having to go through a real estate agency. When working with realtors, Philly homeowners can expect to pay a 6% commission on the sale to be split between the seller's and buyer's agents and also closing costs on top of everything else.

When Philly homeowners choose to sell directly to cash buying investment companies they are able to cut out the middle man and get an instant cash offer and have the investor cover the closing costs. Investors cover closing costs to make the homeowner more inclined to take a fast cash sale as opposed to listing with an agent, thus it ends up being much more appealing to be able to get cash in your pocket without having to pay any of the expenses yourself.

Selling to an investment company is a big decision though, and it's definitely not a good fit for everyone. Most

homeowners will benefit from selling to an investor if they are in a position where speed and flexibility outweigh the desire to sell the property for top dollar. Also, homes that are in various states of disrepair are a great fit for selling to real estate investors because they normally cannot be financed by lenders who have strict requirements and stipulations regarding the condition of the home that is being lent on.

Banks can make selling a home extremely difficult simply due to the fact that most buyers will be purchasing using traditional financing, and this can sometimes draw out the process for several months. Homeowners who are frustrated with waiting around for their buyers to get approved or have homes where lenders will not fund can benefit a great deal from dealing directly with a cash home buyer in Philadelphia who can close quickly in a matter of days.

Fast cash closings with real estate investment companies not only appeal to homeowners with houses that need a lot of work, but they also appeal to property owners who have recently inherited a home. This process of inheriting homes is called probate and involves a living will and trust that normally names an "executor" who becomes the new legal owner of the property once the previous owner has passed away. Probate homes are a great fit for selling to cash buyers because they are usually in various states of disrepair and need a lot of work before they can be sold on the open market.

Homeowners looking to sell an inherited house in Philadelphia fast should contact <https://www.rapidhomeliquidation.com> and fill out the form on their website to receive a free quote in under 24 hours. Selling to an investor will drop the price of your home by 20 - 30% below retail value minus repairs, but sometimes the convenience of being able to sell fast outweighs the need to get top dollar for the property and go through all of the nuances and red tape that comes with putting a property on the MLS through a real estate agent.

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For more information about Rapid Home Liquidation, contact the company here: Rapid Home Liquidation Brian Rudderow 2158829828 [rapidhomeliquidation@gmail.com](mailto:rapidhomeliquidation@gmail.com) 7201 Keystone St Ste 204 Philadelphia, PA 19135

## **Rapid Home Liquidation**

*Rapid Home Liquidation is a property investment firm based out of Philadelphia that buys houses quickly with cash in Philly, South Jersey, and the rest of the surrounding Tri-State area.*

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