

Cornerstone Homebuyers Releases Consumer Guide on Florida Homeowner Concerns About We Buy Houses Companies

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Cornerstone Homebuyers releases consumer guide addressing common Florida homeowner questions about we buy houses companies, following increased demand for transparent information in Florida's cash sales market where 40.7 percent of transactions close without traditional financing.

The Miami-based real estate consultant compiled ten frequently asked questions from Florida homeowners considering cash sales, addressing concerns about legitimacy verification, offer evaluation, and common warning signs. The guide provides practical criteria for assessing we buy houses companies operating throughout Florida's residential real estate market.

Florida homeowners researching we buy houses companies most frequently ask how to verify legitimacy, according to consumer discussions. Legitimate companies provide proof of funds documentation from the last 30 days and carry Better Business Bureau accreditation or comparable third-party verification. Companies

also display verified customer reviews on platforms such as Google and maintain professional websites featuring real seller testimonials.

Cash home buyers typically calculate the cash offer based on the property's after-repair value, what the home would sell for after completing all repairs and upgrades, reflecting costs for home repairs, renovation expenses, holding periods, and profit margins. Cornerstone Homebuyers, which celebrated 16 years in business, provides cash offer for houses within 24 hours of property evaluation with typical closing timelines of 7 to 21 days or according to seller's timeline.

Warning signs include companies requesting upfront fees, pressuring immediate decisions, or presenting vague contract terms. Reputable cash home buyers conduct property evaluations, explain valuation methodology, maintain transparent communication, and allow sellers adequate time for contract review and legal consultation.

Common predatory tactics include operations that market as we buy houses companies but lack actual funds to purchase properties, securing contracts with earnest money deposits as low as 50 dollars versus standard deposits of one thousand to two thousand dollars or even higher.

Legitimate companies deposit earnest money with the title company within one to three days and provide sellers with an Escrow Letter confirming receipt of funds, as specified in most contracts. Sellers should request the Escrow Letter as verification and remain cautious of buyers or title companies that fail to provide documentation within the contractual timeframe.

Additional schemes involve recording liens, affidavits, or contract memorandums without seller knowledge, preventing homeowners from marketing to other buyers and forcing completion of unfavorable sales or requiring legal intervention to clear titles. Other warning patterns include presenting initial offers to secure contracts, returning after inspections to demand price reductions for purported unexpected issues, then threatening contract abandonment while leaving sellers with clouded titles.

"Florida homeowners deserve clear information when evaluating we buy houses companies," said Ellie Verdura, Founder and CEO of Cornerstone Homebuyers. "We created this guide to help sellers understand what questions to ask, what documentation to request, and what red flags indicate potential problems. Transparency benefits everyone in the transaction. Cornerstone Homebuyers supports increased industry regulation to protect homeowners from predatory practices. Legitimate companies should welcome oversight that establishes professional standards and holds bad actors accountable."

The guide recommends homeowners request proof of funds, verify business credentials through state databases and the Better Business Bureau, and consult real estate attorneys before signing a contract they

don't feel comfortable with. Sellers should expect legitimate companies to provide references, explain offer calculations, and conduct thorough property assessments.

Situations where selling for cash makes practical sense include properties requiring extensive home repairs, inherited properties with complex title issues, foreclosure avoidance scenarios, job relocations requiring quick closings, and probate sales where traditional financing timelines create complications. Homeowners prioritizing maximum sale price typically achieve better results through traditional real estate listings.

"Some sellers tell us 'I need to sell my house fast' due to financial hardship, estate settlements, or major life changes," said Ellie Verdura. "For these situations, working with established cash home buyers provides certainty and speed. For sellers with time flexibility and properties in good condition, traditional sales generally produce higher net proceeds."

The consumer guide addresses verification methods for proof of funds, contract review considerations, closing cost expectations, and timing comparisons between cash sales and traditional transactions. Cornerstone Homebuyers typically covers standard seller closing costs and purchases properties throughout Florida's four major regions including South Florida, Central Florida, Southwest Florida, North Florida.

Research indicates Florida's cash sales percentage significantly exceeds the national average of 34.1 percent, with West Palm Beach leading at 49 percent cash transactions, Jacksonville at 46.2 percent, and Tampa Bay at 42.8 percent, according to Florida REALTORS February 2025 data.

Cornerstone Homebuyers is a Miami-based real estate consultant and property investment company founded in 2009. Founded on principles of transparency and market expertise, and as a company that buy houses for cash, Cornerstone Homebuyers serves homeowners throughout Florida seeking alternatives to traditional real estate transactions. The company purchases single-family homes, mobile homes, and vacant land, and has completed over 500 residential property acquisitions. Cornerstone Homebuyers maintains an A+ Better Business Bureau rating since January 2021.

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Cornerstone Homebuyers Inc

Cornerstone Homebuyers is company that buys houses in Miami and throughout Florida. As cash home buyers, we buy houses as is, so no repairs & no fees. We make you a fair cash offer so you'll sell your house fast for cash. Cash for houses is what we do!

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