



Buy First, Sell Later

A Smarter, More Confident Way to Move

Cant qualify to own two homes at once?
That's exactly where our program comes in.
Even if other lenders say no, we can often
help you qualify to buy before you sell

Contact Us

Info@wearejhr.com

616.682.2820

Moving Should Feel Thoughtful - *Not Rushed*

Buying and selling a home at the same time can feel overwhelming. Timing the market juggling contingencies and caring uncertainty, often forces homeowners to rush decisions or settle for less than they want.

The Buy First, Sell Later program was created to remove that pressure.

This approach gives you the freedom to move forward confidently - without waiting, guessing, or compromising.

[Connect With Us Today](#)

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What Is the *Buy First, Sell Later* Program?

The Buy First, Sell Later program allows you to purchase your next home before selling your current one.

You'll receive an interest free equity loan that covers...

- The down payment on your new home
 - Closing cost, if needed
 - Cant qualify? JH helps you when no one can
 - Up to 120 days of mortgage payments on your current home while it's listed for sale.
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This structure allows for a smooth, intentional transaction from one home to the next - without the stress of timing everything perfectly.



Why This *Buy First, Sell Later* Program works

Step 1

JH Realty provides an interest free equity loan

Step 2

You purchase your new home with confidence

Step 3

Your current home is listed and sold

Step 4

Once sold, the equity loan is repaid from the sale proceeds

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FAQs

- **What does it cost to use the Buy First, Sell Later program?**

When you work with J.H Realty, you pay a brokerage fee to sell your home, Typically 6%. Additionally you will pay on average a \$3500 programming fee to use our program.

- **Am I responsible for two mortgage payments?**

Once you purchase your new home, you are responsible for the mortgage payments on it. However, to alleviate the burden, JH Realty will advance you four months of mortgage payments on your old home during its listing period.



FAQs

- **What if I don't qualify to carry two homes at once?**

That's exactly what the Buy First, Sell Later program is designed for. Even if traditional lenders say no, we can often help by offering a cash solution for your current home—so you can buy before you sell without qualifying for two mortgages.

- **What happens if my home does not sell within 120 days of listing?**

This is rare, as most homes sell well before 120 days. If yours doesn't, you keep your guaranteed offer and move forward worry-free — and if it sells for less, we absorb the difference.



Have More Questions? Contact JH Realty

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BUY FIRST, SELL LATER

Program Benefits



Can't qualify? JH helps when others can't



Buy your new home before selling your current one



Get an interest - free equity loan for your down payment



Cover up to 4 months of current mortgage payments on your old home.



Receive a cash offer option if needed.



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What This Means for You

If you're considering a move but feel unsure about timing, contingencies, or logistics, the *Buy First, Sell Later* program offers a calm, thoughtful alternative.

You don't need to *rush*

You don't need to *settle*

You just need a *clear plan*

Ready to see if you qualify?

The next steps is a simple, no pressure conversation to see if the Buy First, Sell Later program fits your situation.

Contact Today!



Call JH Realty: (616) 682 - 2820



Email: Info@wearejhr.com