305-980-1313 · support@keepourhome.info · www.keepourhome.com

FREE CHECKLIST — I2

Get under contract and assign to a cash buyer — collect your fee at closing

FIND & ANALYZE THE DEAL

- Identify distressed property (pre-foreclosure, probate, tired landlord)
- Pull comps to determine ARV (after repair value)
- Estimate repair costs (get a contractor walkthrough if possible)
- Calculate your maximum allowable offer: ARV × 70% – Repairs – Assignment Fee
- Confirm seller motivation and timeline

GET UNDER CONTRACT

- Use an assignable purchase and sale agreement
- Include an assignment clause

  Make sure the contract does NOT prohibit assignment.
- Add an inspection contingency (10 days minimum)
- Use a low earnest money deposit ($500–$1,000)
- Set a close date 30–45 days out to find your buyer

FIND YOUR BUYER

- Send the deal to your cash buyer list immediately
- Post to local real estate investor Facebook groups
- Contact local REIAs (Real Estate Investor Associations)
- Confirm buyer is a true cash buyer — ask for proof of funds
- Collect a non-refundable deposit from buyer ($1,000–$5,000)

ASSIGNMENT & CLOSING

- Execute a written assignment agreement with your buyer
- Send assignment to title company immediately
- Confirm title company will handle the double-close or assignment
- Collect your assignment fee at closing (paid by title company)
- Keep copies of all contracts and the closing statement

PRO TIPS FROM KEEP OUR HOME

- Never go under contract without a confirmed buyer pipeline in place.
- Florida requires a real estate license to market properties you don't own — consult an attorney.
- We work with wholesale investors. Call Keep Our Home at 305-980-1313.

Need help? Call us FREE: 305-980-1313 | www.keepourhome.com