



GILEZAN

BROKERED BY

exp[®]
REALTY

**ARE YOU BEHIND ON
YOUR MORTGAGE
PAYMENTS?**

Are you behind on your mortgage payments?

Do you owe more on your mortgage than your house is worth?

If you have answered yes to any of these questions, a **short sale** is the answer for you!



WHAT IS A SHORT SALE?

A short sale is selling your house for less than what you owe to the lenders. Meaning you can't afford to pay off the loans in full and the lender will take a settlement as payment in full.

All lenders will require you to complete short sale paperwork. This paperwork is a detailed budget of your current finances - including your income and expenses. Lenders will require to see your bank statements, tax returns, etc.



HIRE A NEGOTIATOR!

Don't hire just anyone to sell your house OR it could end up costing you big time!

Negotiation is a crucial part of short selling your house.

You need to hire someone with experience dealing with short sales and mortgage companies.

That's me!





HOW WE HELP . . .

- Sell your house for what it is worth and not what you owe.
- Negotiate your debt directly with mortgage companies with your authorization.
- Market your house to buyers.
- Ensure a smooth transition of ownership.



OVER 400,000 PEOPLE ARE EMAILED YOUR LISTING!

To generate immediate interest in your house, we send out an announcement to key agents and buyers.



ACCESS TO OVER 900+ LISTING SITES





AERIAL DRONE PHOTOGRAPHY & VIDEOGRAPHY



**Gilezan Global offers mapping with
aerial views.**

**These tools give buyers valuable
information about your house and
the surrounding area.**

MARKETING STRATEGY

We build a custom webpage for your house to allow buyers to have direct access to HD photos and information.

We also include one-click buttons throughout the page for direct access to email and social media.

The screenshot shows a real estate listing page for a large, two-story white house with a grey roof and shutters. The main image is a wide-angle shot of the house from the front. Below it are several smaller thumbnail images showing different views of the property, including the driveway, a side view, and an interior shot. To the right of the main image is a dark blue sidebar with white text and icons for various actions: Save, Chat with us now, Ask agent a question, Request Showing, Property email alerts, Print flyer, Share on Facebook, Share on Twitter, and Share on Pinterest. The top of the page features the Exp Realty logo, a search bar, and navigation links for Login, Contact Me Now, and phone number 502-817-6484. Below the navigation is a horizontal menu with categories like SEARCH, SELL, OTHER, RESOURCES, THE BREAKERS AT PROSPECT, NEIGHBORHOODS, OUR TEAM, OUR TEAM SERVICES, and NEW DEVELOPMENTS. The property details section includes the address 8234 Sutherland farm Rd, Prospect, KY, the type Single Family, and the price \$ 3,699,900. The agent information section identifies Stephanie Gilezan as the agent, with her Gilezan Global logo and phone number 502-817-6484. The property description states: "Situated on 2.68 acres overlooking the Ohio River, this pre-civil war mansion offers over 9,000 sqft of living area, 3 stories plus walkout lower level, 3 car garage, and original character. The lot is full of large



EXP HAS ACCESS TO THOUSANDS OF BUYERS

International buyers continue
to invest in U.S. property.

Your house will be advertised
to them, and can be instantly
translated into eight
languages.



NEXT STEPS . . .

- 1) Sign an Exclusive Right to Sell Listing Agreement
- 2) Provide Gilezan Global with the following financial documents to start the short sale process:
 - a) Last 2 years of Tax Returns
 - b) Last 12 months of Bank Statements
- 3) Sit back and let us work our magic to get your house **SOLD!**





We would be happy to discuss any questions you have about short selling your house.



Tanner Lopez

502.640.8842

tanner@gilezanteam.com