

# DO YOU HAVE TO SELL YOUR CURRENT HOME?

The real estate market is hot, but having a home to sell usually means you are not able to lock-in the early release prices offered by most new home builders. Then, after you have sold your home, you have to move everything you own into a temporary rental or storage while you search for your new home.

While it is inconvenient, it makes sense why a new home builder would not want to take a property off the market when the buyer technically is not able to purchase without first selling their current home. In this scenario the builder has no control over whether or not the home will sell and no assurance the buyer will be able to actually purchase the new home.



## INTRODUCING THE RYDER HOMES CONTINGENT BUYER PROGRAM

If you have fallen in love with a new Ryder home, but need to sell your current home - you are not out-of-luck. We have partnered with the region's top real estate professionals to develop an elite team of highly-skilled resale agents that will expertly list and sell your home, all while the purchase of your new Ryder home is safe and secure. Then, once your home is sold, we will work to negotiate terms that allow you to move directly into your brand new Ryder home. With the Ryder Homes Contingent Buyer Program we align interests and provide a much needed level of comfort for both parties.



## HIGHLIGHTS

- You pay a reduced commission **rate of 4.75%** only if you home is sold. Of that **4.75%, 2.5%** will go to the buyer's agent and the remaining **2.25%** will be paid to the Ryder Partner Agent at the close of escrow.
- The Listing Agreement term will be **90 days**, during which time your purchase will be secured with Ryder Homes and not subject to any first right of refusal clauses in the contract.
- Once your home is sold we will help to negotiate terms that allow you to occupy your current home until your new **Ryder home** is ready.
- You must agree to list your home for sale at a mutually agreed upon price that must be approved by **Ryder Homes**.
- Ask the **Ryder Homes Sales Agent** for more details!

Open Daily 10am to 5pm | 775.870.9299

[SHADOWRIDGE@RyderHomes.com](mailto:SHADOWRIDGE@RyderHomes.com) | [www.RyderShadowRidge.com](http://www.RyderShadowRidge.com) | 11640 Paradise View Dr. Sparks, NV 89441