



Jason T. **SOLD**
Hedges
PROPERTIES

Buy - Sell - Trade
RESIDENTIAL and COMMERCIAL
LOTS and LAND
Financing Available

APARTMENTS FOR RENT
417-667-2633

Commercial or Investor Financing

There are many financing options available to real estate buyers today. At Hedges Properties we encourage you to find the option that best fits your situation so that you own your home free and clear in the shortest amount of time.

Hedges Properties is currently offering financing for those who are purchasing property for either commercial purposes or for non-owner occupied (investment or rental) purposes. If you meet that criteria and you wish to finance through Hedges Properties (vs. using a bank or mortgage company), the process involves:

1. Completing a contract to purchase the property
2. Paying earnest money to seller
3. Completing a credit application

The basic terms are as follows:

- The buyer pays at least 10% down. A portion of this will be paid at the signing of the contract as earnest money and the remainder will be paid at closing*.
- Hedges Properties will finance the remaining 90% at an interest rate to be determined by Lender
- Payments will be amortized over 15 to 20 years*.
- The loan will have a 1, 2, 3, or 5-year balloon and all remaining principal and interest will be due at the end of the balloon period*.
- The buyer must keep the property taxes paid current during the life of the loan in addition to the monthly payments.
- The buyer must keep the property insured as long there is a loan on the property.

If you receive credit approval for the loan, the transaction will proceed as follows:

- Upon receiving loan approval, Hedges Properties will order title work from a local title agency.
- Once the title work is completed, a closing date will be scheduled.
- Shortly before the closing, we will notify the buyer of the exact amount of funds to bring to closing in the form of a cashier's check made payable to the title agency.
- The buyers will need to bring their cashier's check, proof of having property insurance in force as of the closing date, and a photo ID to the closing.
- All documents will be signed at the closing to finalize the purchase and loan on the property.
- An Owner's Title Insurance Policy will be provided to the buyer insuring good title.

We currently do not offer financing for those who plan to occupy the property as a personal residence.

Trade

We will consider taking other assets in on trade toward the sale price of one of our properties. We will consider trading for **real estate, vehicles, trailers, ATV's, guns**, or other items of value. If you have an asset you would like to trade, contact our office for more information about how the transaction would work.

*Some properties or buyers may have specific circumstances that will change the financing or trade-in terms. Contact Hedges Properties at 417-667-2633 for information regarding specific situations.