

# We Buy Houses

## We Buy Homes Close in 10 Days



Meadows Realty & Construction  
404 Ridgewood Avenue  
Dundee, FL 33838  
863-287-5981  
[www.gomrc.net](http://www.gomrc.net)  
FL LIC # BK707419/ FL LIC# CBC 1250530

1. Need Repairs
2. Emergency
3. Bank Foreclosing
4. Moving due to Job
5. Divorce
6. Poor Investment
7. Other Reasons

**We buy houses, duplexes,  
apartments, commercial, land,  
warehouses, townhouses, triplexes.**

# Seller

## What Cutomers Are Saying About Waymon

I had our home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a cash offer the next day. Closed in 10 days. I left the closing smiling, in amazement; wondering, "how did Waymon do it?" CW

I met with Waymon. We had been trying to sell the property for years. Waymon said: "I will sell this property." He sold and closed the deal in two weeks. ABM

Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. I am excited to have my home built and to be able to watch it go up from the ground level. I was very pleased in the way that you represented me, and you can be assured that I will recommend you to any and every one that is looking to purchase a new home, again thank you so much. Torsha

I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, within a day of listing our property Mr. Meadows found the people who are purchasing our home. We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon JP

863-287-5981

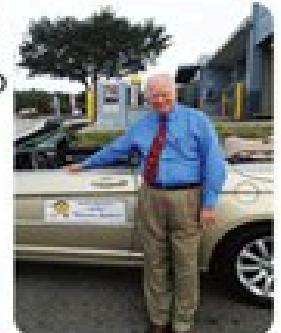
[www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com)

404 Ridgerwood Ave., Dundee, FL 33838

Real Estate Broker/Builder BK 707419 CBC 1250530



MeadowsRealty & Construion Co.,LLC Since 1974



### Guaranteed Sale

These Agents offer the bold claim that "if we don't sell your home, we will buy it." It sounds like a strong guarantee, until you read the fine print, which requires a deep price discount on the property for the agent to buy it.

### No Gemmics

No gimmicks, just satisfied customers: "I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling, in amazement; wondering, "how did Waymon do it?" CW

### CMA

Do you want to sell your real estate fast? The CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real estate is listed too low, owners will lose money.

### EXPERIENCE

45 years' experience helping customers buy/sell their home.

[www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com)

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### Your Home Sold Fast !!!



Since 1974

863-287-5981



MeadowsRealty & Construion Co.,LLC

Waymon Ellis Meadows - Licensed Real Estate Broker and Builder

404 Ridgewood Avenue - Dundee, Florida 33838

Phone: 863-287-5981 - Email: [BigW1937@aol.com](mailto:BigW1937@aol.com) - [www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com).

Once installed you will  
never need another roof

*Seller*

# FREE HOME EVALUATION

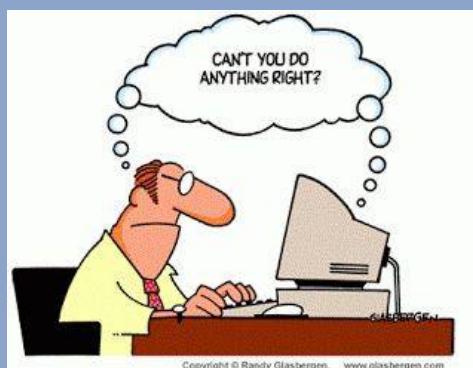
1. NO COST
2. TAKES 2 MINUTES
3. NO OBLIGATION
4. [WWW.GoMRC.net](http://WWW.GoMRC.net)



BK707419



FREE HOME EVALUATION  
CLICK [www.gomrc.net](http://www.gomrc.net)  
FILL OUT CONTACT FORM AND SEND



Waymon Ellis Meadows - Licensed Real Estate Broker and Builder  
404 Ridgewood Avenue - Dundee, Florida 33838  
Phone: 863-287-5981 - Email: [BigW1937@aol.com](mailto:BigW1937@aol.com) - [www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com).

# Exclusive Buyer Brokerage Agreement

## Exclusive Buyer Brokerage Agreement

1. PARTIES: \_\_\_\_\_ ("Buyer") grants Real Estate Broker Office the exclusive right to work with and assist Buyer in locating and negotiating the acquisition of suitable real property as described below. The term "acquire" or "acquisition" includes any purchase, option, exchange, lease or other acquisition of an ownership or equity interest in real property.

2. TERM: This Agreement will begin on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ and will terminate at 11:59 p.m. on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ ("Termination Date"). However, if Buyer enters into an agreement to acquire property that is pending on the Termination Date, this Agreement will continue in effect until that transaction has closed or otherwise terminated.

3. PROPERTY: Buyer is interested in acquiring real property as follows or as otherwise acceptable to Buyer ("Property"): (a) Type of property: (b) Location: (c) Price range: \$ \_\_\_\_\_ to \$ \_\_\_\_\_ Buyer has been pre-qualified pre-approved by for (amount and terms, if any) \_\_\_\_\_ and conditions: \_\_\_\_\_

4. BROKER'S OBLIGATIONS: (a) Broker Assistance. Broker will \* use Broker's professional knowledge and skills; \* assist Buyer in determining Buyer's financial capability and financing options; \* discuss property requirements and assist Buyer in locating and viewing suitable properties:

assist Buyer to contract for property, monitor deadlines and close any resulting transaction; cooperate with real estate licensees working with the seller, if any, to affect a transaction. Buyer understands that even if Broker is compensated by a seller or a real estate licensee who is working \ with a seller, such compensation does not compromise Broker's duties to Buyer. (b) Other Buyers. Buyer understands that Broker may work with other prospective buyers who want to acquire the same property as Buyer. If Broker submits offers by competing buyers, Broker will notify Buyer that a competing offer has been made, but will not disclose any of the offer's material terms or conditions. Buyer agrees that Broker may make competing buyers aware of the existence of any offer Buyer makes, so long as Broker does not reveal any material terms or conditions of the offer without Buyer's prior written consent. (c) Fair Housing. Broker adheres to the principles expressed in the Fair Housing Act and will not participate in any act that unlawfully discriminates on the basis of race, color, religion, sex, handicap, familial status, country of national origin or any other category protected under federal, state or local law.

(d) Service Providers. Broker does not warrant or guarantee products or services provided by any third party whom Broker, at Buyer's request, refers or recommends to Buyer in connection with property acquisition.

ACKNOWLEDGMENT; MODIFICATIONS: Buyer has read this Agreement and understands its contents. This Agreement cannot be changed except by written agreement signed by both parties.

Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Tax ID No: \_\_\_\_\_

Address \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Date: \_\_\_\_\_ Buyer: \_\_\_\_\_ Tax ID No: \_\_\_\_\_

Address \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Facsimile: \_\_\_\_\_

Date: \_\_\_\_\_ Real Estate Associate: \_\_\_\_\_

Date: \_\_\_\_\_ Real Estate Broker: Waymon Ellis Meadows 863-287-5981 404 Ridgewood Ave., Dundee, Fl. 33833