



# Fairway Cash Guarantee™ + Fairway Advantage® Pre-Approval\* = **CONFIDENCE IN CLOSING**

At Fairway Independent Mortgage Corporation, we understand the importance of being the most favorable deal on the table. The winning combination of a Fairway Cash Guarantee™ and a Fairway Advantage® Pre-Approval will give you the buying power you need to compete with cash!

**In fact, Fairway is so confident we will close that we will buy the seller's home if we cannot close for a financing reason by the contracted date.**

## Fairway Cash Guarantee™ Advantages:

- Seller will receive a cash guarantee.
- Buyer can compete with cash offers.
- Borrower does not have to pay any additional fees to use this program.
- If the guarantee is triggered, the seller may opt for Fairway to NOT buy their home, and instead walk away from the deal with \$10,000 paid by Fairway, and the contract will be terminated.

## Additional Requirements/Details:

- Borrower must have a Fairway Advantage® Pre-Approval.
- Borrower must be financing with an FHA, VA, Conventional or Jumbo loan (up to \$1,000,000 purchase price).
- Borrower must be purchasing a single-family residence or condo.

**Note:** If the seller opts to have Fairway purchase their home, Fairway will pay the appraised value or the contract price, whichever is lower.

*Reach out to learn more!*



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