

# FAIRWAY® Cash Guarantee®



## Fairway Cash Guarantee®

Give your buyers an edge and your sellers confidence!

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 your buyers the buying power they need to compete with cash!

**We like to think of it as a *super seller guarantee*, and we're so confident that we will close by the contracted date that if we don't for a financing reason, Fairway will:**

- Purchase your seller's property in cash for the lesser of the home's appraised value or sales price **or**;
- Pay your seller \$10,000 for the trouble, allowing them to pocket the money and relist their home

### FAIRWAY CASH GUARANTEE® ADVANTAGES:

- Seller gets confidence in closing
- Buyer can compete with cash offers and have an edge over other financed offers
- Works for FHA, VA, Conventional or Jumbo loans (up to \$1,000,000 purchase price)
- Works for primary, second home, condo and investment property
- No fees to use, unlike similar programs
- Buyer's and seller's agents **STILL** make commission if Fairway buys the home!

### HOW IT WORKS:

- Fairway works to get your buyers fully qualified for both financing and the Fairway Cash Guarantee® program.
- You submit the Fairway Cash Guarantee® addendum along with your buyer's offer to strengthen the deal — no need to add special language to the contract.
- Your buyer now has a better chance of winning when multiple offers are on the table!

Contact us today to learn more!

\*Fairway Cash Guarantee® requires a Fairway Advantage® Pre-Approval. Fairway Advantage® Pre-Approval is based on a full review of the borrower's creditworthiness and is contingent upon there being no material changes in the borrower's financial condition or creditworthiness at the time of final loan approval. Final loan approval is subject to the following conditions: (1) borrower has identified a suitable property, and a valid appraisal supports the proposed loan amount; (2) a valid title insurance binder has been issued; and (3) borrower selects a mortgage program and locks in an interest rate that will support the pre-approved monthly payment amount. Loan must close before the expiration date provided in the pre-approval. Offer not available on USDA, bond, or DPA programs. Sale of home proceeds contingency not allowed. Please note that submitting verifying documentation is not a requirement to receive an estimate of closing costs associated with a mortgage loan. Copyright©2024 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. Intended for industry professionals only. All rights reserved. Fairway is required to disclose the following license information. AZ License #BK-0904162; Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act, License No 41DBO-78367. Licensed by the Department of Financial Protection and Innovation under the California Financing Law, NMLS #2289. Loans made or arranged pursuant to a California Residential Mortgage Lending Act License; Georgia Residential Mortgage Licensee #21158; For licensing information, go to [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org); MA Mortgage Broker and Lender License #MC2289; Licensed Nevada Mortgage Lender; Licensed by the NJ Department of Banking and Insurance; Licensed Mortgage Banker-NYS Department of Financial Services; Rhode Island Licensed Broker & Lender; Fairway Independent Mortgage Corporation NMLS ID #2289 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)). Equal Housing Opportunity.

