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If you have a home you want to rent—and you're planning to sell it at some point in the future—Solutions 3D LLC probably has the solution to your needs. In brief, you can lease your single-family home, townhouse, or condominium:

- **With no vacancies.** No more searching for tenants. No more making your mortgage payment while the property sits empty.
- **With no maintenance, upkeep, or repair costs or hassles.** We'll handle all repairs and maintenance at no cost to you.
- **In as-is condition.** Don't worry about repainting, installing new carpets, or replacing the appliances. If it needs it, we'll do it.

We'll also agree on a purchase price for your property and a time frame during which we may purchase it. The time frame will meet *your* needs—two years, five years, 10 years. Whatever works best for you. And if your home is listed with a real estate agent, or if you're an agent representing a landlord or a seller, the process can be structured to provide the listing agent with the entire commission, with a substantial portion paid soon after we sign the agreement (not when the house is sold years later).

How does it work? The basics are simple:

- You rent your property to Solutions 3D LLC.
- You give Solutions 3D LLC the right to buy your property for a set price.
- Solutions 3D LLC places a tenant/buyer in your property.
- The tenant/buyer receives the right to buy your property at or above your agreed price.

The solution works because we bundle your property lease with a right to buy your property. The two work together to produce high-quality tenants who have a good reason—the desire to buy your property—to pay their rent on time, to take care of your property, and to *buy* your property. To make the arrangement even better for you, Solutions 3D LLC is your second level of protection. If a tenant buyer moves out, we will continue paying your rent without interruption. If repairs are needed and the tenant/buyer is unwilling or unable to make them, we will. And if the tenant/buyer decides not to buy your property, Solutions 3D LLC retains the right to buy it at the full price we agreed to.

You probably have some questions. Most landlords do. Here are some they've asked us:

How soon can you rent my property?

If it doesn't need any repairs, certainly within 30-60 days. But, if you'd like it to begin sooner, we generally can begin making rent payments within 7 days.

How can you say I won't have any vacancies?

You won't because **your tenant will be Solutions 3D LLC**. We'll agree on a lease term—2 years, 3 years, whatever you want. And that's the end of your vacancy problem. If our tenant/buyer moves out, then that's our problem, not yours. We'll keep paying like clockwork.

How do you eliminate my maintenance and repair problems?

You'll have 4 levels of protection. First, Solutions 3D LLC will purchase a homeowner's warranty *at no cost to you* and will keep it in force for the life of the lease. Second, the tenant/buyer will be required, by the terms of his or her lease, to perform all maintenance and repairs. Third, if any problem comes up that the tenant/buyer is unable or unwilling to perform, Solutions 3D LLC will do it. And, fourth, you'll maintain your homeowner's policy to protect against incidents covered by insurance.

I was planning on selling my property when I retired, but that won't be for another 8 years. Are you really willing to rent that long, and wait that long to buy?

Absolutely.

Actually, I'm only trying to rent the property because I've had trouble selling it. Would you be interested in buying it right now?

Absolutely. We can offer you several different solutions. If you want to sell right away, we can buy it in 10 days or less for all cash. Honestly, you won't receive as much for your property as if you waited, but we can move that quickly when the price is right. If you'd like to sell in 60-90 days, we have another option to give you close to full price for your property. And, in any case—10 days or 10 years, it doesn't matter—we'll buy your property in as-is condition. We'll handle the clean-up. We'll handle the repairs. It doesn't get any simpler than that.

So who are you? A real estate company?

No, **we're not a real estate company**. We're real estate investors. We buy, sell, and lease single family homes, townhouses, and condominiums. Solutions 3D is a member of the Central Fairfax Chamber of Commerce. The owner of Solutions 3D LLC has been buying and selling residential property for over 30 years in the Washington, D.C., area. He grew up near Fairfax, graduated from W.T. Woodson High School, and attended George Mason University. His son attends Robinson Secondary School. We're long-time members of the community.

How safe is this program?

Very safe. There are just two basic parts. One part is a lease that can go for as long as you'd like. The other part is an agreement that allows Solutions 3D LLC to buy your property for a price that satisfies *you* on a schedule that *you* set. And your property always remains in your name.

Can you give me any other details?

Each transaction is unique. And each is tailored to meet your specific objectives—amount of rent, sales price, length of lease, and so forth. Please call us at 866-HOME-WE-GO (866/466-3934) so that we can give you a no-obligation proposal. Or e-mail us at Info@Solutions3DHome.com