

# WHY SHOULD I DO A "SELLER CARRY"?

## SELLER

### POTENTIAL BENEFITS

DEFER CAPITAL GAINS TAXES  
HIGHER PRICE  
MAINTAIN MONTHLY CASHFLOW  
QUICK ESCROW  
ABILITY TO SELL NOTE IF NECESSARY  
AVOID PREPAY PENALTY (AITD ONLY)  
ABILITY TO STRUCTURE LOAN & MONTHLY  
PAYMENTS TO SUIT YOUR NEEDS

## BUYER

### POTENTIAL BENEFITS

NO LOAN FEES, NO POINTS, NO DOCS  
QUICK ESCROW  
NO APPRAISAL NECESSARY  
LOWER MONTHLY PAYMENT  
INCREASE CASHFLOW  
LOWER DOWN PAYMENT  
ABILITY TO STRUCTURE LOAN & MONTHLY  
PAYMENTS TO SUIT YOUR NEEDS

**WHO SELLS YOUR PROPERTY, HOW IT IS SOLD, AND TO WHOM  
MAKES THE DIFFERENCE IN YOUR NET PROCEEDS!**