



# CANDOR HOMES

Your Real Estate Solutions Company



[WWW.CANDORHOMES.COM](http://WWW.CANDORHOMES.COM)



# DEAR HOMEOWNERS,

Thank you for considering Candor Homes.

Candor Homes is a family-owned real estate solutions company based in Union County, NJ, dedicated to helping homeowners find solutions for their unique situations. Whether you're facing foreclosure, struggling to sell a burdensome property, dealing with probate, or simply need to sell your house for any reason, we can provide a solution that allows you to focus on the things you love. Our priority is to understand your needs and create a personalized plan that works for you. Let us help you navigate through any real estate challenges you may encounter.

Sincerely,

The Candor Homes Team

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# WHO WE ARE

Are you looking for a real estate solutions provider you can trust?

Candor Homes is a real estate solutions company that has been helping people buy and sell their properties since 2014, with a team of experienced professionals. With offices located in Rahway and Summit, New Jersey, our primary business involves buying and selling properties. Over the years, we have closed hundreds of successful deals, making us the go-to team for all your housing needs.

## OUR MISSION



**To purchase real-estate & provide hassle-free, innovative solutions while prioritizing client convenience, fairness, respect & ethical practices.**

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# OUR SPECIALITIES

- ✓ FORECLOSURE AVOIDANCE
- ✓ BANKRUPTCY/JOB LOSS
- ✓ DEBT REMOVAL/RENEGOTIATION
- ✓ ENVIRONMENTAL/STRUCTURAL PROBLEMS
- ✓ DIVORCE/DEATH IN FAMILY
- ✓ PROBATE
- ✓ JUDGMENTS OR OUTSIDE LIENS CREDIT
- ✓ BAD TENANT/REALTOR
- ✓ OVERLEVERAGED PROPERTIES
- ✓ RELOCATION ASSISTANCE
- ✓ TITLE ISSUES
- ✓ VACANT PROPERTIES
- ✓ INHERITANCE

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# OUR PROCESS

We offer a fair cash deal and our flexible closing timeline ensures that you don't have to worry about any delaying factors. Whether your house needs a little TLC or facing an approaching deadline, there is always hope for success.

## 4 QUICK STEPS



1. Collect basic property information.
2. Perform analysis and generate valuation.
3. Present all-cash offer.
4. Close on your timeline.





# FREQUENTLY ASKED QUESTION

## 1. Is it possible to sell a home that is occupied?

Yes, selling a home that is either owner-occupied or rented out is possible. Sometimes we can find creative solutions to allow you to stay in the house until your new home is ready.

## 2. Do you offer fair prices for properties purchased?

Yes, we do. Our policy is to purchase homes in their current condition, with cash and without needing repairs or renovations. Additionally there are no agent fees or hidden expenses involved in the transaction and we will consider different options to ensure the best



### 3. How long does it take to sell my house?

The timeline for selling your house is flexible and depends on your needs. We can close as fast or slow as you need. It's all up to you. We move on your timeline.

### 4. What kind of houses does Candor Homes buy?

Candor Homes purchases all kinds of real estate. We help individuals with a more relaxed timeline. We strive to understand and accommodate your unique situation. We offer tailored solutions and have a track record of successfully handling any situation presented to us.

### 5. Are there any fees in working with you?

When you sell your house to us, there are no commission fees.

### 6. How do you determine the price to offer on my house?

To determine the offer price for your house, we consider various factors such as its location, condition, and layout. We also evaluate comparable sales in your neighborhood to arrive at a fair value.



# SOME OF THE PROPERTIES WE'VE CLOSED!



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After





# TESTIMONIALS

**G. Robert**



“ Selling our home with Candor Homes was a breeze thanks to their efficient process and excellent communication. I highly recommend them and have no regrets about our experience.



**N. Allen**



“ Selling my home with Candor Homes was stress-free. Everything was taken care of with minimal effort on my part. After negotiating the price, a few quick emails and phone calls were all it took. Within six hours, a representative arrived at my house with the settlement papers and a check, and I was done. The service provided by Jim and the crew is unparalleled, and I cannot thank them enough for their efforts.



**N. Travis**



“ Jim was incredibly professional and took care of selling my property. They kept me informed throughout the process and explained everything clearly.



## M. Herbert



“ Jim & team exceeded our expectations in selling our home. The process was smooth and seamless, with constant communication and a team that took care of everything. They made selling our home effortless and stress-free. Thank you, Candor Homes!



## E. Leroy



“ Candor Homes made selling my property a breeze. Their professionalism, communication, and attention to detail made the process smooth and hassle-free. I highly recommend them to anyone looking to sell their home quickly and easily,



## A. Juan



“ I was skeptical about working with Candor Homes, but they proved to be the best choice for selling my property. Their expertise and professionalism made the process easy and stress-free. I was kept informed throughout the entire process and was impressed with the results. I highly recommend Candor Homes to anyone looking to sell their



## J. Shawn



“ Candor Homes' cash offer went above and beyond in helping me sell my investment property. They took care of everything and made the process so easy. I was able to sell my property quickly and without any hassle. I highly recommend Candor Homes to anyone looking to sell their property fast and efficiently.





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**CONTACT US**

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