

## *Alleviate stress from your new home experience*

Moving from your home can be an emotional time in your life and in the lives of your family. Having to go through the hassle of listing your home and waiting for it to sell before you can buy your new home only adds to the levels of stress. Our Home Trade Program virtually eliminates the anxiety.

Listing your home to sell it requires you to maintain a constant state of readiness. You must keep your home in museum-like order and be ready to vacate the property whenever a realtor needs to show it to a prospective buyer. If there are kids or pets, the problem is compounded. The Home Trade Program removes that life-disrupting process from the equation.

### **Moon Family Properties**

**In Columbus**  
3300 McKee Road  
Upatoi, Georgia 31829  
Ph. 706.568.9970  
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**In Macon**  
5211 Sand Hill Circle  
Lizella, Georgia 31052  
Ph. 478.935.8095  
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### **Moon Family Properties**

# HOME TRADE PROGRAM

*Get into your beautiful new Moon Family quality home without the hassle of selling your old home first ... it's as easy and stress free as home buying gets*

### **Quality Moon Family Homes**

**Beautifully crafted  
and appointed with  
premium features...  
standard**

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[moonfamilyproperties.com](http://moonfamilyproperties.com)

# H O M E T R A D E P R O G R A M

## *Accommodating you, the customer*

We realize that each customer's needs are individual and specific to a particular situation. And the selection of your new home is most often the single most important consumer decision you make. That's why we work individually with each and every customer to make your new home experience as stress free as possible.

It's a lot like trading for a new car, except that Moon Family Properties isn't out to offer you wholesale price for your home. We make a market-driven offer for your home based on sales of comparable homes in your neighborhood. And there's no haggling over price. To protect our homeowner's investment, any price discussion occurs on your trade home. A fact you'll appreciate as a new Moon Family homeowner.

Moon Family Properties' Home Trade Program has been refined over several years. Other builders may make a trade to move inventory - but with Moon Family, it's considered a service to our customer. Approximately 95% of all our new home transactions are trade transactions.



*We'll walk you through the process, step by step*

## HERE'S HOW IT WORKS

Come by our Welcome Center in Columbus or Macon and allow us to show you a few of our quality homes. After you've selected your new home, we'll sit down and discuss your trade. You'll need to bring some basic information, such as the estimated the payoff on your current home. It also helps to have a good idea of what your house might sell for on the open market.

Next, we'll inspect your home noting any need for repairs and updates. Depending on that initial inspection, we may need to get a certified home inspector to review the property. You'll need to be able to provide a copy of the deed, a termite letter and a septic tank inspection certificate, if applicable. Then we research



recent sales of comparable homes in your neighborhood and compute a firm offer for your consideration.

Most homeowners need to finance trade balance differences with a new mortgage. You're welcome to use any financial institution you chose. If you like, we'll coordinate a meeting with a company familiar with our unique transactions. In some situations, transactions can be structured to incorporate debts like car payments and credit card debt into a mortgage payment allowing homeowners to take advantage of lower interest rates as well as federal and state tax deductions. Homeowners often enjoy lower monthly payments overall. You're strongly encouraged to consult your financial advisor concerning your debt structure and tax planning.

## WORKS GREAT FOR TOWN-TO-TOWN TRANS- FERS

Changing towns due to a career change or for whatever reason is always tricky – selling your home in your old town while trying to buy a home and get settled in your new town. Moon Family Properties accepts homes on trade virtually anywhere in the continental United States taking the worry out of town-to-town home transfers.

### Moon Family Properties

#### Premium features...*Standard*

- Modern floor plans
- Hand crafted solid wood cabinets
- Granite kitchen counter tops, marble bath
- Built-in microwave and smooth surface cooktop
- Ceramic tile, hardwood and carpeted flooring
- Ten-foot ceilings with twelve-inch crown molding
- All brick exterior
- Premium grade Sherwin-Williams paint
- Energy conserving dual-pane windows
- Plus more standard features and options like
- Home network pre-wire
- Remote stereo system
- Two hot water heaters
- Bonus rooms



*Granite countertops with tile backsplash—standard.*