



www.thedistrictphx.com



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HOME-SELLING SOLUTIONS FOR PHOENIX HOMEOWNERS

Who We Are

The District PHX is a locally-owned real estate company specializing in flexible, fast, and compassionate solutions for Phoenix homeowners. We offer a range of services designed to meet the unique needs of homeowners facing financial hardship, foreclosure risk, or urgent cash needs.

Our mission is to help you navigate challenging situations with options that provide immediate relief and peace of mind.

Our approach is rooted in understanding each homeowner's unique situation, which enables us to provide a solution that best aligns with your personal and financial goals.

With extensive local expertise, we know the Phoenix market and are dedicated to offering customized, reliable home-selling solutions without the lengthy timelines or hidden fees common in traditional real estate transactions.

Our core values—trust, transparency, and community—drive us to support our clients beyond a simple transaction, helping you make the best decision for your future.



Foreclosure Prevention



For many homeowners, the risk of foreclosure is a frightening and overwhelming experience. We understand that behind every home is a personal story, and our goal is to help you retain control of your financial future.

The District PHX offers foreclosure prevention services designed to give homeowners options to avoid foreclosure, protect their credit, and regain financial stability.

We work closely with you to understand your unique circumstances and explore a range of practical options tailored to your needs:

- **Direct Sale Options:** Sell your home quickly for cash to avoid foreclosure and potential credit damage.
- **Sale-Leaseback Solutions:** Convert your home equity to cash while continuing to live in your home as a tenant. This option gives you the flexibility to stabilize your finances without the disruption of relocation.
- **Credit Counseling & Financial Planning:** We partner with local financial counselors to provide additional guidance for homeowners looking to restructure their financial situation.

This service supports you in taking control of your finances while exploring potential alternatives to foreclosure.

Our Services

Our Quick Cash for Homes program is ideal for homeowners who need to sell quickly and move forward without the stress of repairs, staging, or traditional real estate fees.

We offer cash offers within 24 hours and can close within days, providing you with immediate liquidity.





Lock & Move

Simple and Fast way to sell home

Lock & Move is a fast, simple way to sell your home for cash. You get a guaranteed cash offer, skip repairs and showings, and close the sale in days instead of months.

Perfect for homeowners who need cash fast or want to avoid the hassles of traditional sales.

How Is Lock & Move Different from a Traditional Sale?

Feature	Lock & Move	Traditional Sale
Timeline	Offer in 3-5 days	Often takes 60-90+ days
Repairs & Cleaning	No repairs or cleaning required	Often Required
Showings & Open Houses	None	Multiple showings & open houses
Fees & Commissions	No Commissions	Typically 5-6% of sale price
Certainty of Sale	Guaranteed cash offer	Depends on buyer financing

Financial Benefits of Lock & Move

Expense Category	Lock & Move	Traditional Sale Costs	Percentage of Sale Price
Real Estate Agent Commission	\$0	\$15,000 - \$18,000	5-6%
Closing Costs	\$0 (covered by The District PHX)	\$3,000 - \$9,000	1-3%
Repair Costs	\$0 (sell as-is)	\$2,000 - \$10,000+	0.7-3.3%+
Home Staging & Cleaning	\$0	\$500 - \$2,000	0.2-0.7%
Mortgage & Utility Payments During Sale Period	Minimal (7-10 days)	\$3,000 - \$5,000	1-1.7%
Home Inspection Fees	\$0	\$600 - \$1,000	0.2-0.3%
Appraisal Fees	\$0	Varies	~0.5-1%
Estimated Total	No Additional Cost		8.6% - 14.0% (Of home's sale price)

Additional Services with Lock & Move

To make your transition smoother, we offer:

- **Moving Assistance:** Help with packing and moving.
- **Temporary Housing:** Assistance finding short-term housing.
- **Financial Guidance:** Access to financial planning if needed.
- **Relocation Help:** Resources for in-state moves.

Unlock & Stay

Sell your home & rent it back

Unlock & Stay is allows you to sell your home for cash but continue living in it as a renter.

This service gives you access to the money tied up in your home without the trouble of moving right away.

It's an ideal choice if you need cash for expenses, debt relief, or financial flexibility but aren't ready to relocate.



How Is Unlock & Stay Different from a Traditional Sale?

Feature	Unlock & Stay	Traditional Sale
Moving Required?	No	Yes
Immediate Cash?	Yes	Yes, but you must move
Lease to Stay?	Available	Not available
Certainty of Sale	Guaranteed cash offer	Sale can fall through with financing issues
Agent Fees/Commissions	None	5-6% of sale price

Best part customizable rental agreement.
It means you get to decide your moving date.

Financial Benefits of Unlock & Stay

Expense Category	Unlock & Stay	Traditional Sale	Percentage of Sale Price	Estimated Cost
Real Estate Agent Commission	\$0	5-6% of sale price	5-6%	\$15,000 - \$18,000
Closing Costs	\$0 (covered by The District PHX)	1-3% of sale price	1-3%	\$3,000 - \$9,000
Repairs and Maintenance	\$0	Varies; often required for traditional sale	0.7-3.3%	\$2,000 - \$10,000+
Moving Costs	\$0 (no need to move)	Costs associated with moving out	0.3-1.7%	\$1,000 - \$5,000
Temporary Housing/Rent During Move	\$0	Rent during gap between homes	0.5-1%	\$1,500 - \$3,000
Mortgage/Utilities During Sale	Minimal due to quick sale	Extra payments during 60-90 day sale period	1-1.7%	\$3,000 - \$5,000
Estimated Total	No Additional Cost		8.6% - 14% (Of Home Sell Price)	Additional \$25,000 - \$40,000

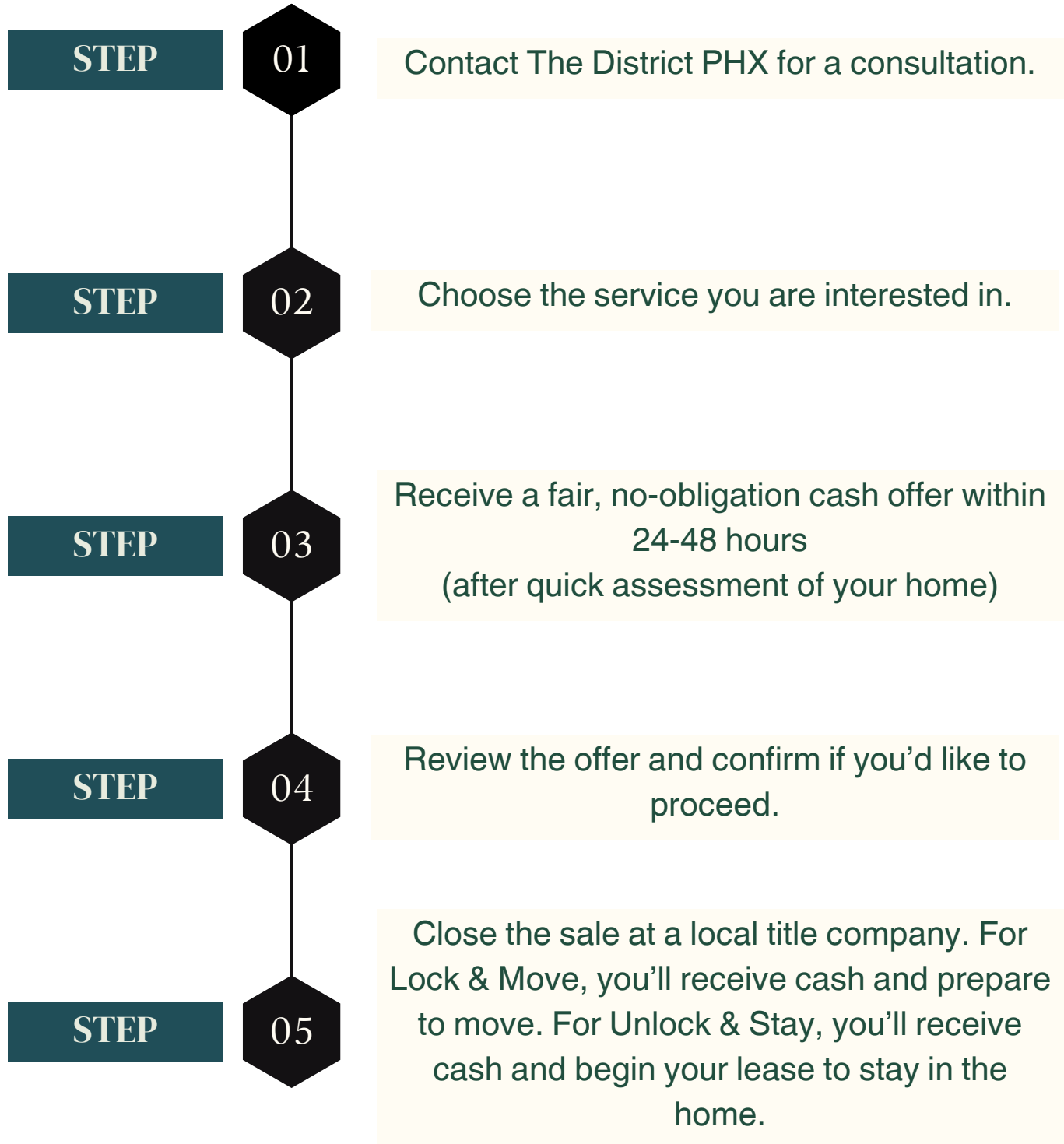
Additional Services with Unlock & Stay

- **Financial Planning:** Access advisors to help manage your new cash flow.
- **Lease Stability:** Secure long-term lease options for added peace of mind.
- **Relocation Assistance:** Get support finding a new place if you choose to move later.
- **Rental Rate Planning:** We work with you to set a fair, affordable rent.

Timeline for Lock & Move and Unlock & Stay

Our services are designed to be smooth and fast, typically closing in about a week.

Here's how to start





Why Choose The District PHX?

Local Expertise

We know the Phoenix market and understand local homeowners' needs.

Compassionate Service

We provide supportive, no-pressure assistance during life transitions.

Local Expertise

We know the Phoenix market and understand local homeowners' needs.

Transparency

Clear, fair pricing with no hidden fees.

Flexible Solutions

Options for immediate cash, leaseback, and more, tailored to your needs.



Connect With Us



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At The District PHX, you're in control—there's no obligation to proceed, no pressure, and no hidden fees.

We're here to offer flexible, straightforward solutions that work for you.

Reach out anytime to explore your options.