

# Sell Your House To Joyful Hearts Inc.

When you decide to sell your home, you generally contact a realtor to help you. They advise you on the sales price, advertise it, and get paid out of your proceeds for their work. In today's economy, or really any economy, that closing date could be a long way off. Often times your asking price is reduced to entice buyers, especially in the market right now. So you end up either not selling it, or selling it for a lot less than you wanted to. Well, we have a much better option for you.

We will buy your house from you. If your house appraises for \$300,000.00 and you owe less than that, we will purchase it for the appraisal amount. If your house value has tumbled, we will look at the fair market value, your current liens, and work out a solution for you if at all possible. We aren't here for you to lose anything. We are here to help everyone we can from the purchase of a house to raffle, to the people we help with the proceeds. If you are interested, drop us an email, and we will get back to you as soon as possible.

We are a non-profit corporation that uses the proceeds of the raffle tickets to purchase the house from you, and fund our charities. The winning raffle ticket owner wins a cash prize, and has the right to purchase the house for \$100.00. They will then own a house free and clear, have a little cash, and we are able to accomplish many of our goals with the rest of the proceeds.

We pay any expenses with regard to conducting and marketing a successful raffle contest. Again, when all debts are settled, we are left with the remaining balance to continue our philanthropic work in the communities.

Everybody Wins!!!

If you want to look at the big picture and what happens to the local economy here:

- There was a real estate closing when the home changed hands from the home owner to the Joyful Hearts, Inc.. Title companies, real estate attorneys, and mortgage companies all found work and were paid in order for the closing to happen.
- You the seller can now move on to the next location and purchase their new home (another closing will happen--realtors, title companies, real-estate attorneys, mortgage companies will be involved.)
- Joyful Hearts sells all of the required tickets and sells the home to the winner (another closing happens, and all found work and were paid in order for that settlement to happen).
- If the raffle ticket winner purchases the house, since he purchased it, the income taxes on his winnings are only on the cash prize, since the house was a purchase not a winning. So the new homeowner now has a house worth the appraised value, and no mortgage payment. He can then keep the house or re-sells it.

Now the new homeowner can also afford other things since they have no mortgage, such as helping others to improve their lives. Paying it forward.

We can buy and raffle a house in any state where it is legal. If you are unsure about your states legal status, contact us, and we will let you know if it is possible.

We would love to help you help us. Please send us an email at [colleen@joyfulheartsinc.com](mailto:colleen@joyfulheartsinc.com) or mail us a letter to: Joyful Hearts, Inc., 3749D Gulf Breeze Pkwy #187, Gulf Breeze, FL 32563.