

FREE SELLER GUIDE

7 PROVEN WAYS TO PROTECT YOUR EQUITY
WHEN SELLING YOUR HOUSE FAST



— SILVERBACK HOME SELLING KIT —

BEFORE YOU DECIDE

Sell with speed. Protect what you built.

A fast sale can solve a real problem, but speed should not prevent you from understanding the price, costs, timing, and written terms. Use this kit to compare your options and ask better questions before you sign.

THE CENTRAL IDEA

The highest offer is not always the best net outcome, and the fastest offer is not always the safest. Compare what you will receive, when you will receive it, what can change, and what obligations remain.

HOW TO USE THIS KIT

- Write down your most important goal: price, speed, certainty, convenience, or a combination.
- Keep copies of every offer, estimate, disclosure, and signed document.
- Use independent legal, tax, financial, or real-estate professionals when you need advice.
- Never sign blank pages or rely on a promise that is missing from the written agreement.

PROVEN WAY 1

Know the outcome you need

Start with the problem the sale must solve and the date by which it must be solved. Be specific about moving, debts, repairs, inherited belongings, occupants, or another property.

WHY IT PROTECTS YOUR EQUITY

A clear priority helps you compare offers on the terms that matter. It also reduces the chance of accepting a price that does not work once timing and expenses are considered.

WHAT TO DO

- Choose your ideal closing date and the latest workable date.
- List any items you need to leave behind or remove.
- Identify anyone whose signature or cooperation may be required.

ASK THIS QUESTION

What outcome matters most to me, and does this offer actually deliver it?

PROVEN WAY 2

Compare net proceeds, not just price

The headline purchase price is only one part of the decision. Estimate what remains after commissions, concessions, repairs, carrying costs, taxes, liens, closing costs, and other agreed charges.

WHY IT PROTECTS YOUR EQUITY

Two offers with different prices can produce very different amounts at closing. A written side-by-side comparison makes the tradeoffs easier to see.

WHAT TO DO

- Request a written estimate of seller charges and expected proceeds.
- Ask which party pays title, recording, transfer, and closing costs.
- Include the cost of waiting when comparing a longer sale with a faster one.

ASK THIS QUESTION

Approximately how much will I receive at closing after every listed cost?

PROVEN WAY 3

Understand the property condition

Be honest about known repair needs and ask how condition may affect the offer. If practical, obtain one or more repair opinions before deciding what an as-is sale is worth to you.

WHY IT PROTECTS YOUR EQUITY

Knowing the likely repair range helps you judge the convenience of selling as-is against the possible benefit and risk of repairing before sale.

WHAT TO DO

- List known structural, roof, mechanical, water, sewer, and safety concerns.
- Do not conceal known material defects.
- Clarify whether the buyer may inspect and when an offer can change.

ASK THIS QUESTION

What property information or inspection result could change this offer?

PROVEN WAY 4

Verify the buyer and closing process

Confirm the legal name of the buyer, who will sign, and which qualified title company, attorney, or closing professional will handle the transaction.

WHY IT PROTECTS YOUR EQUITY

Verification helps you identify who is responsible, where money will move, and how title and payoff issues will be addressed.

WHAT TO DO

- Ask for appropriate evidence that the buyer can complete the transaction.
- Contact the closing professional using independently verified information.
- Never send money or sensitive information based only on unexpected instructions.

ASK THIS QUESTION

Who is the legal buyer, and who will hold funds and prepare the closing?

PROVEN WAY 5

Read every written term

Review the complete agreement, including contingencies, inspection rights, assignment language, access provisions, deadlines, default terms, and any right to cancel.

WHY IT PROTECTS YOUR EQUITY

A short contract can still create major obligations. Understanding what is binding and what remains conditional helps prevent surprises.

WHAT TO DO

- Make sure every promise that matters appears in writing.
- Cross out or correct blank, conflicting, or inaccurate provisions before signing.
- Keep a complete copy signed by all required parties.

ASK THIS QUESTION

Under what exact conditions may the buyer cancel, change terms, or delay closing?

PROVEN WAY 6

Clear title and timing early

Ownership, liens, probate, unpaid taxes, judgments, divorces, municipal issues, or missing documents can affect the closing schedule. Raise possible issues as early as you can.

WHY IT PROTECTS YOUR EQUITY

Early title work creates time to resolve problems without last-minute pressure or unexpected deductions from your proceeds.

WHAT TO DO

- Confirm the names shown on the deed and identify all required signers.
- Ask when the title search will begin and who will address exceptions.
- Do not promise a closing date until important title conditions are understood.

ASK THIS QUESTION

What must be completed before closing, and who is responsible for each item?

PROVEN WAY 7

Keep control of your decision

Give yourself enough time to read, compare, and ask questions. A legitimate opportunity should be explainable in plain language and documented in writing.

WHY IT PROTECTS YOUR EQUITY

Pressure can cause homeowners to overlook costs, deadlines, or cancellation rights. Your signature should reflect an informed decision, not confusion or urgency.

WHAT TO DO

- Pause when terms change and request the revised agreement in writing.
- Ask an independent professional to review unfamiliar or high-impact terms.
- Do not sign until you understand the price, timing, conditions, and expected proceeds.

ASK THIS QUESTION

Am I comfortable explaining this agreement and its risks in my own words?

OFFER WORKSHEET

Compare the complete offer.

Use one column for each option. Add estimates when final numbers are not yet available, then update them before making a decision.

ITEM	OPTION A	OPTION B
Purchase price		
Estimated repairs		
Commissions or fees		
Seller closing costs		
Taxes, liens, or payoffs		
Estimated carrying costs		
Estimated net proceeds		
Target closing date		
Inspection or cancellation rights		

FINAL CHECKLIST

Before you sign.

Check each item you have completed. If an answer is unclear, pause and ask for a written explanation.

- ☐ I confirmed the correct property address and legal owners.
- ☐ I understand the purchase price and estimated net proceeds.
- ☐ I know which costs I am expected to pay.
- ☐ I understand every contingency and cancellation right.
- ☐ I confirmed the proposed closing date and possession terms.
- ☐ I verified the buyer and the closing professional.
- ☐ All important promises and changes appear in writing.
- ☐ I have a complete copy of everything I signed.

YOUR NEXT STEP

Ready to see what may be possible?

Complete the short property form, tell us what you want to accomplish, and include the best date and time for us to call you. After receiving the information we need, our goal is to contact you within 24 hours and begin working toward an offer.



SILVERBACK ASSET GROUP, LLC | SILVERBACK HOME BUYERS

Start your property review

Call or text: (309) 722-2298

3135 Kennedy Boulevard, Suite 222, North Bergen, NJ 07047

[SellMyHouseFastWithUs.com](https://www.SellMyHouseFastWithUs.com)

[CLICK HERE TO START MY OFFER](#)

Educational information only. This guide is not legal, tax, financial, appraisal, or real-estate brokerage advice and does not guarantee an offer, price, closing date, or transaction. Consider consulting qualified independent professionals about your circumstances.