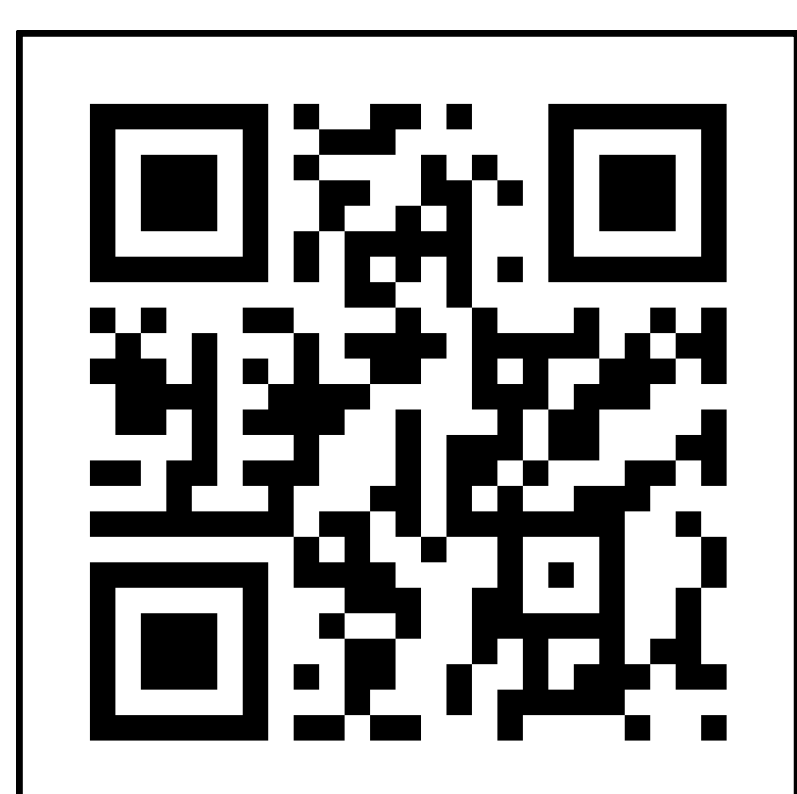




# MYHOMEOPTIONS

Your Real Estate Solutions Company



[www.myhomeoptions.ca](http://www.myhomeoptions.ca)





# DEAR HOMEOWNERS,

Thank you for considering MyHomeOptions.

MyHomeOptions is a family-owned real estate solutions company based in Calgary, dedicated to helping homeowners find win-win 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 MyHomeOptions Team

[www.myhomeoptions.ca](http://www.myhomeoptions.ca)







# WHO WE ARE

MyHomeOptions is a real estate solutions company that has been helping people buy and sell their properties for over a decade, with a team of experienced professionals. Our office is located in Calgary and 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

Our mission is to provide fast and easy selling solutions for homeowners. We strive to make the process of selling your home as painless as possible, providing you with options and solutions that fit your unique needs. At MyHomeOptions, we're committed to delivering exceptional service and solutions.



# OUR TEAM



**Radovan Smolej**  
Owner & President



**Simona Smolejova**  
Marketing & Operations  
Manager



**Luke Haut**  
Acquisitions Manager



**Michelle Donggon**  
Lead Manager



**Jeron Pancho**  
Follow-up Specialist



**Jane Vere**  
Follow-up Specialist





# OUR SPECIALTIES

- ✓ Downsizing
- ✓ Foreclosure
- ✓ Inheritance
- ✓ Divorce
- ✓ Retired
- ✓ High mortgage
- ✓ Lost your job
- ✓ Relocation
- ✓ House with too many repairs
- ✓ Probate
- ✓ Bad Tenant
- ✓ etc.





# 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. You will share property details
2. We will do an analysis and valuation
3. You will receive our all-cash offer
4. We will close on your timeline if you accept the offer





FAQ

# FREQUENTLY ASKED QUESTIONS

## 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 as slow as you need. It's all up to you. We move on your timeline.

### **4. What kind of houses does MyHomeOptions buy?**

MyHomeOptions purchases all kinds of real estate. We help individuals on 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 when working with you?**

When you sell your house to us, there are no commission fees and we will cover all closing costs when you work with our lawyer.

### **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 PROPERTIES WE'VE CLOSED ON!



Before



After



Before



After



Before



After



Before



After



Before



After



Before



After



# TESTIMONIALS

**Volodia N.**



I was super happy to be able to do business with Radovan! He was amazing at helping me sell my property in a hustle free manner -- without the need for realtor fees. He is a very pleasant and helpful person to work with and I highly recommend him and his team.

**Shannon B.**



I found myself in the position of having to sell my home quickly. I contacted My Home Options and from my initial contact with Luke to dealing with Radovan, it was a painless and worry free experience. The offer was fair and it was a relief not to have to pay realtor and legal fees. I would not hesitate to use them again.

**Wendy V.**



The owner of this company was recommended to me by a friend and I am so happy I contacted them. I specifically dealt with Luke, who showed professionalism and efficiency throughout the process. The whole process was simple and exactly as they advertise. If you need help with selling a real property as is, I would absolutely recommend them.



## David W.



A big thank-you to Radovan for his professional & honest approach to the purchase of our home. Pleasantly surprised with the entire process from start to finish – the quick and reliable process really did help alleviate the stress that comes with selling a property.

Thanks again!

## Michael B.



My home-selling experience with MyHomeOptions was excellent. Radovan is very easy to work with, delivered on all his promises with speed and efficiency and gave me a very reasonable amount for my home. I would highly recommend to anyone wishing to sell a home fast to give them a call.

## Cheryl B.



My home needed a lot of repairs and I was reluctant to even think about putting it on the market. Radovan was respectful of my situation and made me a very fair offer. He was courteous, professional and supportive throughout the whole process. I would absolutely recommend this company to anyone who wants to sell a home that needs some TLC.

## Anne-Mari S.




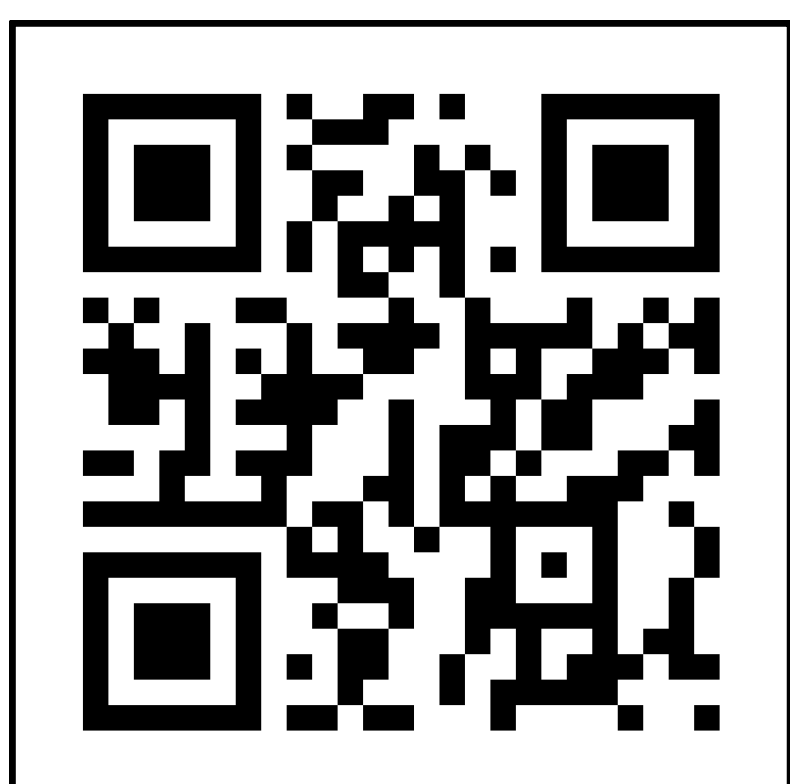
Radovan made the whole process easy and he offered a fair price for my home. With his and Beatrix's help, I was able to move into a brand new home and have a good nest egg for savings. Whenever I ran into an issue he was right there to help with a solution. Thank you Radovan and Beatrix!





# CALL US TODAY!

 (403) 879-6393



[www.myhomeoptions.ca](http://www.myhomeoptions.ca)