



HOMEBUYER PURCHASE ADVANTAGE



We put people first

Wedgewood Homes navigates market shifts with a people-first approach.

We don't rely on computer algorithms; we use local on-the-ground knowledge, and nearly 40 years of real estate experience.

**Apply Today and
close in as little as
14-days Guaranteed!***

512.712.3366



EXCLUSIVE BUYER ADVANTAGES

Pre Approval Promise
to the seller that we have a loan in place with a \$2,500 guarantee.

Deposit Protection
up to \$50,000.

Our On-Time Closing Guarantee
or we pay \$500 per day to the seller.

1% Closing Cost Discount
or use as a rate buydown.



Monty Felts

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THE HALLASAN GROUP
CROSSCOUNTRY MORTGAGE™

Equal Housing Opportunity, CrossCountry Mortgage, LLC. NMLS3029. CrossCountry Mortgage, LLC guarantees that we will close your loan based on the escrow date reflected on the purchase contract dated or we will pay the seller/buyer at a rate of \$500 per diem and ensure a deposit protection up to the amount of \$50,000. Offer can only be redeemed by closing a loan with Monty Felts of CrossCountry Mortgage, LLC. Guarantee is void where prohibited. Guarantee terms apply to the loan set forth on the purchase contract and is good for a one-time payment only. If the loan is not closed, payment will be made to the seller within 15 days of the contract expiration date/buyer in the form of a lender credit. In order to qualify for this guarantee, all of the following conditions must be met: • All conditions listed in your purchase contract must be met. • The loan must close by the expiration date listed on the purchase contract, or the borrower must qualify for an extension and the loan must close by the extended expiration date. • This guarantee is not valid if borrower or seller chooses not to close this loan or if the delay is caused in whole or in part by reasons beyond CrossCountry Mortgage, LLC's control. Additional Terms and Conditions: This guarantee is not an offer or an inducement by CrossCountry Mortgage, LLC to enter into an agreement to make a loan, nor a guarantee or lock of a specific interest rate or number of discount points. An offer to make a loan is neither binding nor enforceable unless it is in writing and signed by both the borrower and CrossCountry Mortgage or unless an oral agreement is offered and accepted no greater than ten (10) days before closing. Guarantee is contingent upon: 1) the borrower(s) satisfying all underwriting guidelines and loan preapproval conditions, providing all required pre-closing and closing documentation and any applicable upfront fees within required timeframes; 2) the property appraising at or above the sales price, and 3) CrossCountry Mortgage, LLC's mortgage have a first place lien position. Equal Housing Opportunity. All loans subject to underwriting approval. Certain restrictions apply. Call for details. CrossCountry Mortgage, LLC. NMLS3029 (www.nmlsconsumeraccess.org). Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act.