

# 4 SONS REAL ESTATE GROUP

## Real Estate Solutions Company

The 4 Sons Real Estate Group is Sacramento's premier real estate solutions company located in Elk Grove, California. The company specializes in solving complicated real estate matters for people throughout the state. Since its inception, the company has helped homeowners find solutions to their



complicated real estate problems. Whether the homeowner is looking to stay in the home or sell, we can provide a quick and easy solution. The company specializes in foreclosure avoidance and is the

foremost expert in this arena. We can help stop the foreclosure and avoid bankruptcy in most scenarios. We work with each homeowner individually and explore all possible options.

Additionally, the company has helped numerous families achieve the dream of home ownership through its first time home buyer educational program and credit repair program. 4 Sons Real Estate Group is proud to be part of the area's renaissance and we aspire to continue contributing to the economic rejuvenation of California.

The 4 Sons Real Estate Group can provide numerous references from past clients upon request. Call us today and we can discuss your options at (916) 668-0BUY (0289)!

### Real Estate Specialties

**Foreclosure Avoidance**

**Debt Removal or Renegotiation**

**Refinancing Homes in Foreclosure**

**Sell your Property without Realtor Commissions**

**Title Issues**

**Relocation Assistance**

**Vacant Properties**

**Environmental or Structural Problems**

**Apartment & House Rental Specialists**

**Bankruptcy**

**Overleveraged Properties**

**Judgments or Outside Liens**

**Credit Repair**

**First Time Homebuyer Programs**

**4 SONS REAL ESTATE GROUP**  
ELK GROVE, CA 95758  
(916)668-0BUY (0289)  
4SONSREALESTATE@GMAIL.COM  
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## **Purchase Programs**

In many instances, it may be in your best interest to sell. If you are struggling to make the mortgage payment each month, you may want to find a more affordable situation. Likewise, do not risk losing valuable equity to a pending foreclosure by not taking action. We can purchase your home directly from you and there are **no hefty realtor commissions** you will have to pay. We can also **close very quickly or on your timeline**, whatever you prefer. Call us today and we can make you an offer in less than 24 hours! We can be reached at (916) 668-0BUY (0289)!

## **Mortgage Refinance Programs**

If saving your home is your goal, we can help! We work with many national lenders who specialize in refinancing homeowners who are behind on payments. Most mortgage companies will shy away from borrowers with tarnished credit, but not the lenders we work with. We will work diligently to find the best loan product for you. If this program interests you, please speak with us today at (916) 668-0BUY (0289) because the longer you delay the more difficult it will be to qualify!



## **Loan Modification Programs**

A “Loan Modification Program” is a special program designed to help homeowners who had a previous hardship get back on track with their mortgage. We will work directly with you and your lender to help you qualify, however you must have recovered from that hardship, and be able to make your mortgage payments again. Often times the lender will require some sort of partial payment before they will consider a loan modification program. The relationships we have built with many banks will help you immensely during this process.

## **Short Sale Programs**

With today’s declining real estate market it can be very difficult for some homeowners to sell their property. If you are overleveraged you may be tempted to just walk away, however this is not in your best interest. There are serious consequences if you let the home go to foreclosure. If this is a scenario you are currently experiencing you must understand you have options. We are very successful at negotiating debt with banks and can often times purchase your property directly from you thus saving you from a foreclosure.

## **Credit Repair Programs**

Whether you are looking to repair your credit from an unfortunate financial event or improve your credit score in order to purchase another home in the future our network of credit repair specialists can produce results quickly. We can provide educational materials, step by step instruction, and professional credit coaching throughout the course of a year to help you right to ship and get back on track.

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## Homeowner Relocation Programs

We realize the challenges homeowners face when selling their property. That is why 4 Sons Real Estate Group created the Homeowner Relocation Program run by Sonny Evangelista. Sonny will work hand in hand with you to locate another home or an apartment depending on your needs. He can also arrange for movers if this is something you desire. We know selling a home can be stressful and believe in going the extra mile for our customers. Please inquire about the program and let us help you with your transition.

## Company Testimonials

*"Being in the mortgage business I know how complicated home transactions can be and that is why I have been so impressed with the way you do business. I have seen them solve some of the most difficult real estate problems that other investors and real estate professionals would not touch. They are extremely professional and most importantly do what they promise. If you are looking to refinance, sell, or buy a home I would deal with them first!"*

- Tom Wicker, Mortgage Broker

*"I had a very complicated Real Estate problem whereby I owed much more than my house was worth and as a result could not sell my property. You actually negotiated my debt down with my mortgage company and were able to purchase my house thus saving me from foreclosure."*

- Chris C., Home Seller

*"I can not thank your company enough for helping me solve my real estate problems. I was behind on my mortgage and need someone to close quickly. The company actually made up all of my back payments and continued to pay my mortgage which has helped me re-establish my credit. I cannot thank you enough."*

- Jennifer L. Home Seller



*"As a Real Estate attorney I deal with many difficult real estate closings and I have been extremely impressed with the way you have helped solve many of my client's real estate problems. I extend my sincere gratitude to your company for your professionalism during our ongoing professional relationship."*

- Francis Lieto, Attorney

*"Thank you very much for everything. Your company was very professional and you did everything you said you were going to."*

- Nicole Wade, Home Seller