

Frequently Asked Questions

I love the home, what is the next step?

All we need is an Application which you should find in the literature rack in the kitchen of the home. You can even fax it to us for fast processing! We will then contact you within 24 to 48 hours once we are able to verify your income and employment. Please keep in mind that our homes go quickly, so time is of the essence.

Do you arrange owner financing for the homes you sell?

Yes, we sell many homes with owner financing or by creating Rent-to-Own situations. We also work closely with licensed mortgage brokers who work with many lenders to find the right loan for you. If you will send us an application, we can ask our mortgage broker to identify loan programs that you might qualify for now.

Do I need to qualify to buy a home?

We are not extremely interested in your past credit status. Your ability to make reasonable monthly payments and your desire to be a homeowner now is what is really important to us.

How can I buy a home when I have bad credit?

You can't through conventional lenders, but you can with our help. We can set up owner financing or by creating Rent-to-Own situations to help improve your credit over time. We also work with mortgage brokers who may be able to arrange a loan for you.

The home I wanted has been sold... can you find me another one?

Yes we can. Our homes go fast, so the best thing you can do is **join our online Buyers List**. Tell us what you are looking for, how soon you are looking to move and we will do our best to find you your next home. As soon as a home becomes available, we will call or email you about the home. Join our buyers list by filling out the questionnaire at the following URL;

www.NCHomeForYou.com click on **Apply Now!** On the left hand side of the screen

How much down payment do I need?

We are very flexible with your down payment. We can offer you many options and we always do our best to work with whatever funds you have available. You can even start out on our Rent-to-Own program and then move to our owner financing program at a later date when you have the additional money.

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PCI Properties
6040-A Six Forks Rd #409
Raleigh, NC 27609

If you have questions, call us on 919-244-5859.

What other methods of down payment are accepted?

Unlike most lending institutions, we accept borrowed funds for closing. If you have a close friend or relative willing to lend you money for your down payment, you can use that with our programs. You may also be eligible to withdraw or borrow from your 401K to purchase a home without penalties. We also accept trades.

Do you offer down payment assistance programs?

Yes, we do. Many times, if you are a bit short on your down payment, we can set up a monthly payment plan spread out over 6 to 12 months.

How does your Rent-to-Own Program Work?

We lease the home to you with the exclusive right to purchase it at a fixed sales price for a given period of time, usually 12 to 36 months. Our buyers love it because it gives them the time they need to save up for a larger down payment, time to clean up past credit problems, time to sell another home, and also time to try out the neighborhood before buying. 100% of your option fee/down payment is credited toward the purchase price of the home, plus you may be eligible to receive a monthly credit towards the purchase price every time you pay your lease on time.

Our rent to own program combines a lease with an option to purchase. The lease allows you to move into the house immediately and pay rent. The option gives you the right to purchase the house at a fixed price for 12 months. At the end of the 12 month period, you can purchase 2 additional 12 month extension periods should you need more time to close on the purchase. During the extension periods, the price of the house is no longer fixed, and increases by 1/2% each month (a total of 6% per year), which is historically about what housing prices have increased in this area.

The amount that you pay (down payment) to purchase the option is applied towards the purchase price along with any monies that you pay to purchase the extensions. We also apply a portion of the monthly rent towards the purchase price as well. The monthly rental credit depends entirely upon how much you have saved up as a down payment. If you can let us know the amount that you can pay as your down payment, we can reply with the monthly rent and rental credit towards the purchase price. Naturally, the larger the amount of your down payment, the larger the monthly credit towards the purchase price. Once you've decided a house works for you, submit an application. You can download one from here http://www.nchomeforyou.com/getdocs.cfm?getfile=Application_Short_Form_AP.pdf

Once we've gotten your application, we can get back to you in 24 hours to let you know the status.

What is the interest rate on your home purchase programs?

We are flexible with our terms to meet your needs. Typical interest rates range from 8.5% to 10.5% depending on your down payment and application. All credit is accepted and applications are necessary to verify income and employment.

Do you work with investors?

Yes, we can help you whether you are just beginning or if you are an experienced property owner. We can supply you with properties needing repairs at wholesale prices or those already repaired and with or without tenants occupying them.