



# Fairway Cash Guarantee™ + Fairway Advantage® Pre-Approval\* = CONFIDENCE IN CLOSING

At Fairway Independent Mortgage Corporation, we understand the importance of being the most favorable deal on the table. The winning combination of a Fairway Cash Guarantee™ and a Fairway Advantage® Pre-Approval will give you the buying power you need to compete with cash!

**In fact, Fairway is so confident we will close that we will buy the seller's home if we cannot close for a financing reason by the contracted date.**

#### FAIRWAY CASH GUARANTEE™ ADVANTAGES:

- Seller will receive a cash guarantee.
- Buyer can compete with cash offers.
- Borrower does not have to pay any additional fees to use this program.
- If the guarantee is triggered, the seller may opt for Fairway to NOT buy their home, and instead walk away from the deal with \$10,000 paid by Fairway, and the contract will be terminated.

#### ADDITIONAL REQUIREMENTS/DETAILS:

- Borrower must have a Fairway Advantage® Pre-Approval
- Borrower must be financing with an FHA, VA or Conventional loan
- Borrower must be purchasing a single-family residence

Note: If the seller opts to have Fairway purchase their home, Fairway will pay the appraised value or the contract price, whichever is lower.

*Contact me today for more details!*



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\* Fairway Advantage pre-approval is based on a full review of the borrower's creditworthiness and is contingent upon there being no material changes in the borrower's financial condition or creditworthiness at the time of final loan approval. Final loan approval is subject to the following conditions: (1) borrower has identified a suitable property, and a valid appraisal supports the proposed loan amount; (2) a valid title insurance binder has been issued; and (3) borrower selects a mortgage program and locks in an interest rate that will support the pre-approved monthly payment amount. Loan must close before the expiration date provided in the pre-approval. Offer not available on USDA, bond, or DPA programs. Sale of home proceeds contingency not allowed. Gifts not deposited are not allowed. Please note that submitting verifying documentation is not a requirement to receive an estimate of closing costs associated with a mortgage loan. Copyright©2022 Fairway Independent Mortgage Corporation. NMLS#2289. 4750 S. Biltmore Lane, Madison, WI 53718, 1-866-912-4800. All rights reserved. Fairway is not affiliated with any government agencies. This is not an offer to enter into an agreement. Not all customers will qualify. Information, rates and programs are subject to change without notice. All products are subject to credit and property approval. Other restrictions and limitations may apply. Equal Housing Opportunity. Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act, License No 41DBO-78367. Licensed by the Department of Financial Protection and Innovation under the California Financing Law, NMLS #2289. Loans made or arranged pursuant to a California Residential Mortgage Lending Act License. Georgia Residential Mortgage Licensee #21158. For licensing information, go to: www.nmlsconsumeraccess.org. Licensed by the NJ Department of Banking and Insurance. Licensed Mortgage Banker - N.Y.S. Department of Financial Services.

