

## **Why Your Home Deserves The Listing Lender Advantage**

*Presented by Your Listing Agent in Partnership with Steve Combs, Cornerstone Home Lending*

### **1. Peace of Mind for You**

We require all financed offers to go through a prequalification with Steve Combs' mortgage team to ensure every buyer is truly ready to purchase — no guesswork, no surprises.

### **2. Stand Out in a Competitive Market**

Your home will stand out with elite tools like affordability reports, cost-of-waiting analysis, and professional buyer education materials that encourage strong, well-informed offers.

### **3. Safer Offers, Smoother Closings**

We confirm the buyer's credit, income, job stability, assets, and financing plan before we recommend accepting their offer. It's how we protect you from surprises during the process.

### **4. Plan Your Next Purchase Too**

Once your home is under contract, Steve and his team are available to help plan and finance your next home — whether it's local or across the country.

### **5. Zero Cost to You**

There is no cost to participate. This is a free added layer of protection and professionalism — for you and your buyer.

#### **Included Buyer-Facing Tools:**

- - Prequalification by Steve Combs' trusted mortgage team
- - Total Cost Analysis & strategic financing presentation
- - Property comparison worksheets and affordability flyers
- - Bridge loan and home sale contingency planning
- - Next home purchase strategy consultation

### **Let's Maximize the Success of Your Sale**

You deserve buyers who are ready, able, and informed. The Listing Lender Program gives us the power to screen offers with clarity and confidence — and that's why we include it with every listing.

Questions? Learn more at [www.Steve-Combs.com](http://www.Steve-Combs.com) or ask your agent!