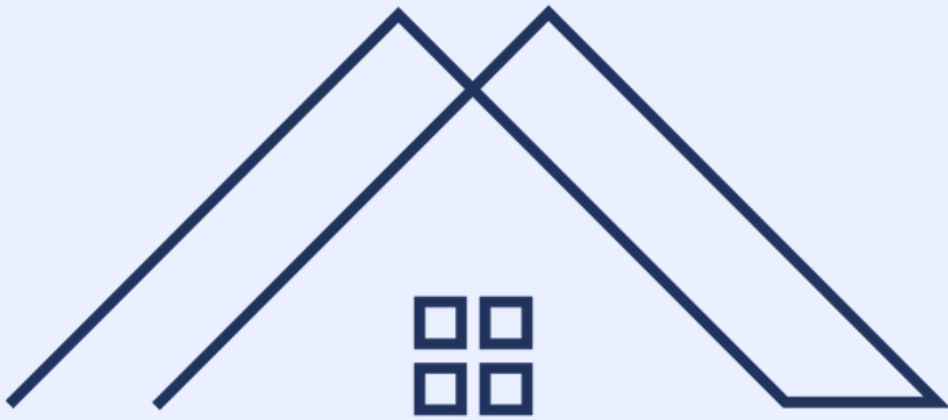




My Tennessee Home Solution

THE **ONLY 5-STAR** COMPANY IN TENNESSEE TO
BUY YOUR HOME AS-IS!

www.mytennesseehomesolution.com



MY TENNESSEE

h o m e s o l u t i o n

MTHS

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DEAR HOMEOWNER,

At My Tennessee Home Solution, we want our clients to feel like they walk away as more educated consumers. We know you are talking with other buyers, and selling your property is a big decision. In this market, you are getting offers from all over the place. We want to make sure you are making the right decision in who you are working with. When you decide to sell to us, it's for a specific reason: our reputation.

We have helped hundreds of families in the last year. Our Google reviews and video testimonials show many of our clients' reflections. We have a track record of sticking to our word and providing you with comfort that we will close.

Sincerely,

Jordan and Charles



We guarantee to offer honesty, professionalism, and fair value that no other competitors offer.

- **We will work with you every step of the way from contract to close.**
- **We will go above and beyond to find creative solutions to close your home.**
- **We will tell you the truth and empower you with a transparent explanation of our process.**

WHO WE ARE

MY TENNESSEE HOME SOLUTION

OUR MISSION

Providing tailored solutions to empower homeowners!

OUR VISION

To impact lives in our community, every day.

OUR PASSION

To serve others well by solving complex problems.



WHO WE ARE

THE TEAM



JONATHAN DAVIS

Director of Investor Relations

✉ jon@mytennesseehomesolution.com

☎ (615) 619-4262

Jon is who you will meet with at the property! He ensures the condition of the property and allows partners to walkthrough.



BRANDON SPEER

Home Buying Specialist

✉ brandon@mytennesseehomesolution.com

☎ (615) 590-3281

Brandon is who you will talk with to start the process! He will be your guide to get your home sold.



BAILEY VERNON

Transaction Coordinator

✉ bailey@mytennesseehomesolution.com

☎ (629) 777 - 5004

Bailey is here to make the transaction process smooth sailing. She is your go-to for transaction questions!

WHO WE ARE

THE TEAM



MARK LOVE

Operations Assistant

✉ mark@mytennesseehomesolution.com

☎ (615) 398-6550

Mark handles all of the team's operational flow and ensures quality control at properties.



CHANNING COTTERMAN

Home Buying Specialist

✉ channing@mytennesseehomesolution.com

☎ (615) 314-8301

Channing is who you will talk with to start the process! He will be your guide to get your home sold.



AMANDA OHMES

Transaction Coordinator

✉ amanda@mytennesseehomesolution.com

☎ (931) 272-2217

Amanda is here to make the transaction process smooth sailing. She is your go-to for transaction questions to ensure a smooth close!

WHO WE ARE

THE FOUNDERS



Jordan Isham

Co-Founder & Chief Executive Officer

✉ jordan@mytennesseehomesolution.com

Co-Founder and CEO of My Tennessee Home Solution. Jordan is a 2018 graduate from West Point and was stationed at Fort Campbell, KY. He is responsible for the overall vision and revenue growth of the company.



Charles Chandler

Co-Founder & Chief Operations Officer

✉ charles@mytennesseehomesolution.com

Co-Founder and COO of My Tennessee Home Solution. Charles is a 2017 graduate from West Point and was stationed at Fort Campbell, KY, and served one tour overseas in support of Operation Inherent Resolve. He is responsible for the day-to-day operations and heads the brand development and marketing efforts.



WHO WE ARE

OUR VALUES



✓ IMPACT

“Even with a stubborn and difficult tenant, AND out an of state owner, which required a split signing, a headache by the way, My Tennessee Home Solutions were able to make the sale of our home a smoother process than expected. They deserve serious consideration when selling your home.”

-Melissa Rodrigue (Homeowner that decided to sell to us)



✓ SIMPLICITY

“I can’t say enough about the team at My Tennessee Home Solution!! They are super knowledgeable and clearly had my best interest in mind throughout the entire process. All of the promises they made they delivered on! The team made everything so fast and the process was so smooth it was hard to believe. Thank you again for helping me out of my situation!!”

-Orry Madden (Homeowner that decided to sell to us)



✓ EMPOWERMENT

“Spenser was very knowledgeable, well educated, and he got the job done. My Tennessee Home Solutions was the greatest firm I could work with. Spenser was there for me every step of the way, and I couldn't have asked for a better collaborator. Believe me when I say that working with My Tennessee Home Solution and Spenser will result in a fantastic result.”

-Anthony Jimenez (Homeowner that decided to sell to us)



✓ TRANSPARENCY

“My experience with “My Tennessee Home Solutions” was everything you could want. I’ve been on the market with selling my parents home. And of course was hesitant & to be honest was gun-shy to talking with just another realtor. Spenser Copp & his team were unbelievably transparent with expectations from his end to being open to my needs. I cannot say enough about the people in this organization... “Caring, Understanding & Transparency” are the words that come to mind when thinking about this group.”

- Caleb Slaughter (Homeowner that decided to sell to us)



✓ PROFESSIONALISM

“These were great people to work with. Very professional, courteous, responsive, and honest. They do what they say they are going to do. No last minute changes. No bait and switch. After I agreed on price Bailey was my primary contact. I can't say enough good things about her and the way she handled all of the details. She was great to deal with and bent over backwards to answer any questions. If your situation dictates that you need to sell your house fast, then I definitely recommend these good people at My Tennessee Home Solutions!”

-Scott Moore (Homeowner that decided to sell to us)

MY TENNESSEE HOME SOLUTION VS THEM

WHY US?

MY TENNESSEE HOME SOLUTION

- **Zero Fees To Sell Your Home**
- **Highest Off-Market Price**
- **Sell As-Is! No Cleanup, Repairs, Or Showings**
- **Close In Just 10 Days, Or Move At Your Pace**
- **No Closing Costs**
- **Rent Back Option**
- **Relocation Assistance**
- **Cash Advance Option**

REALTOR

- 6% of Purchase Price Plus Closing Fees
- Negotiating & Unreliable Buyers
- Clean Up & Unexpected Repairs
- Scheduling Showings & Open Houses
- Long Sales Timeline, Often 2-3+ Months

INVESTOR

- Only care about making a profit
- Unreliable Buyers
- Unfair concessions
- Multiple walkthroughs
- Price drops and not guaranteeing a sale

READY TO SELL?

WHY US



Our team understands the weight of the decision to sell your house and we are determined to offer the best personalized solution as quickly as possible and without any additional costs. With us, you will feel empowered during the selling process and confident you are working with a local company that you can trust!

MTHS CLOSING PROCESS



STEP 1:

Once you submit your information online or call us, we reach out the same day to learn more about you and your unique situation. We usually schedule a time to come meet at the property, at your earliest convenience.

STEP 2:

Once we meet, we calculate what your property qualifies for and what closing date works best for you.

STEP 3:

After coming to an agreement, we then handle all the paperwork with the title company to get everything prepared for closing day.

STEP 4:

Once we close, funds get distributed to you and we ensure you are set for your next adventure.

HAVE QUESTIONS?

WE HAVE ANSWERS

Don't worry about cleaning, repairing, or spending any more money on your property!

No matter your situation, we have the resources to buy your home and help you sell your house fast in Nashville! We buy houses in any condition or price range for cash. We make it easy to sell your house fast, and you don't have to worry about making repairs.

We buy houses in Nashville that are in any condition.



IS THERE ANY OBLIGATION OR CHARGE FOR SOMEONE COMING OUT?

Nope! We do not charge any fees ever. Our appointments are to get to know you, your goals, and the property's condition better.

DO WE MANAGE OUR OWN PROJECTS?

Yes! We have our own project manager and creative director that plan, execute and complete our projects. We use various subcontractors and in-house teams across Middle Tennessee to work on our projects depending on the location of the property.

HOW LONG DOES IT TAKE TO GET PAID?

Usually within 24 hours! We prefer to close on a Thursday or at least before the weekend to ensure funds hit your account no later than the next business day.

MY TENNESSEE HOME SOLUTION

SALE PROGRAMS

CASH OFFER

- Sell as-is, no repairs
- As fast as 10 day close
- No commissions
- Rent back option
- Cash advance option
- Relocation assistance
- No appraisal or financing contingencies

CONCIERGE LISTING

- Hybrid listing
- White glove service
- We guarantee you a price without any of the hassle of traditional listings
- We pay for and handle all repairs, commissions, negotiations and paperwork
- Sell the property as-is

EQUITY PROTECTION

- For when you have little to no equity in your home but you need to sell As fast as 10 day close
- Great for military families that are in a PCS cycle
- Great for anyone in or facing preforeclosure
- MTHS takes over the payments for the property
- You no longer have to worry about making payments on the house
- Relocation assistance
- Cash advance option

PRICE MATCH

- MTHS will match the offer of a competitor
- Work with a local, Veteran owned and operated company
- Only 5 star rated company in Tennessee to buy your home as-is
- Must receive signed contract from competitor of their offer to validate

PARTNER, RENOVATE, & SELL!

- Partner with us on the project!
- MTHS buys the home through our cash offer, completes the renovation, sells the home and then split a percentage of profits with the homeowner

HOMEOWNERS BEWARE OF SCAMS

Homeowners looking to sell properties are facing scams more than ever. Fortune Magazine shows that 73% of real estate firms reported increased schemes during 2023. How do these scam artists find their targets? They use public records to find mortgage and lien-free properties, property owner information, and rental listings. The most common scams are cash buyers, moving scams, fake real estate professionals, home remodeling, and improvement schemes.

IDENTIFYING SCAMS

QUESTIONS TO ASK

- 01** Do you have a website where I can see your work?
- 02** Can you show me proof of funds or a letter from your bank?
- 03** Are you registered with Better Business Bureau?

RED FLAGS TO LOOK FOR

- 01** **No Online Footprint**
Professionals will have a website, social media, and reviews. If none are present, it is most likely a scam.
- 02** **Lack of Transparency**
If they can't verify funds, ask you for money, stating homeowner needs to pay for repairs to sell or offer substantially below market value, it is most likely a scam. Or they are asking you to sign contracts before explaining process.
- 03** **Lack of Professionalism**
Whether it is an agent or investor, everyone will be licensed or have a registered business. Google Reviews are a great place to verify their reputation.

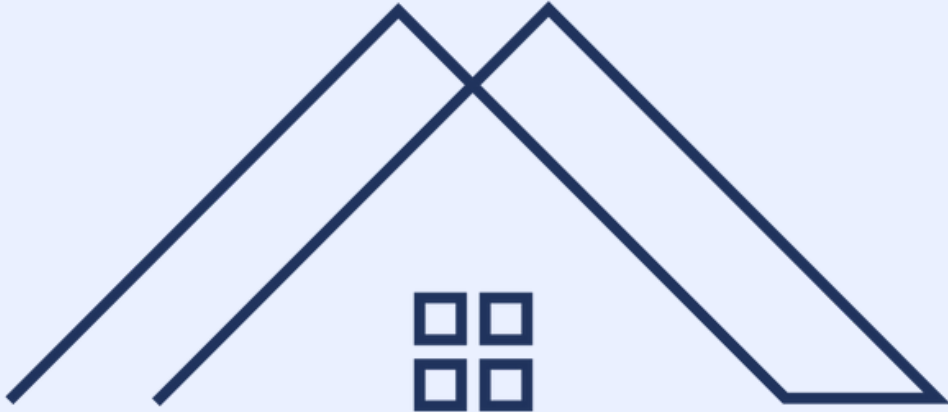
DON'T JUST TAKE OUR WORD FOR IT!

People love working with us because we've been doing this for a while. We have the knowledge and cash to back it up and can be flexible in structuring offers because sometimes it is more challenging than just a price. It often depends on whether you need cash upfront, or you need to stay in the house a bit after closing, or whether there are any unique stipulations. We've dealt with it all, and people love that about us. Here is why people work with us:

- 1- We're local and Veterans who know the area because we're from the area.
- 2- We empower our clients by providing flexible offers and multiple options with certainty to close on your schedule.
- 3- We're able to help after you sell to us with moving assistance or even rent backs during the relocation process.
- 4- We give back through quarterly donations with non-profits and maybe you (the seller) have something in particular you would like us to donate towards.



MY TENNESSEE HOME SOLUTION



MY TENNESSEE

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