



MY TENNESSEE
home solution

MY TENNESSEE HOME SOLUTION

THE TRUSTED PROCESS THAT
DELIVERS **PROFITABLE DEALS**
FOR INVESTORS



(615) 619-4262 | www.mytennesseehomesolution.com

My Tennessee Home Solution gives investors a reliable pipeline of **opportunities** and streamlined path to **long-term growth**.

At My Tennessee Home Solution, dispositions isn't about unloading houses; it's about opening doors for our investor partners. Our team continually brings new properties to market, matches them with qualified buyers, and manages the details to make transactions smooth and fast. By working with us, you gain access to a steady pipeline of opportunities designed to maximize your returns while reducing friction and downtime between deals.

This disposition guide from My Tennessee Home Solution (MTHS) explains our tools and processes, which enable investors to focus on growth without logistical hassles. Alongside our lending arm, Bancor Lending, and our innovative Mevlo platform, we're making the buying and selling of off-market real estate smoother than ever.

Dear Valued Investor,

At My Tennessee Home Solution, we believe strong partnerships are the foundation of long-term success. Since our founding, we've built our business on trust, integrity, and disciplined execution — values rooted in our military background and carried forward into every deal we do.

Our mission is simple: to provide mutually beneficial value to homeowners, investors, and the broader community. With a 5-star Google rating, an A+ BBB rating, and hundreds of completed transactions, we've proven that doing the right thing for people is also the best way to do business.

We understand that when you buy a property from us, you are expecting quality service and transparent communication. We take that responsibility seriously. Every property we acquire is evaluated with precision, managed with care, and aligned with our commitment to deliver profitable results in order to keep investors coming back for more.

We are excited about the future and the opportunities that lie ahead. Together, we can continue to make a meaningful impact in our community, while growing wealth and building legacies. Thank you for considering us as your trusted partner in real estate.

With gratitude and commitment
Jordan and Charles



JORDAN



CHARLES

MEET THE TEAM

Investing is easier when you know who's on your side. That's why we'd like to introduce you to the MTHS Dispositions Team. We are a group of professionals you can trust to bring you deals, guide the process, and help you grow with confidence. Backed by the leadership of co-founders Charles Chandler and Jordan Isham, our team ensures every step of the process — from the first call to the closing table — is handled with care and precision.



JEFF DAVIDSON

Director of Dispositions



JOSEPH HOOPER

Disposition Manager



KALYN KRATZER

Transaction Coordinator



**SYDNEY
CARRAGHAN**

*Transaction
Coordinator Assistant*



KLINT RUUD

Principal Broker



JORDAN ISHAM

Co-Founder & CEO



**CHARLES
CHANDLER III**

Co-Founder & COO

WHO WE ARE

OUR VALUES



ACT WITH INTEGRITY

"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 Solution were able to make the sale of our home a smoother process than expected. They deserve serious consideration when selling your home."

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



BE 100% RESPONSIBLE

"Korbin was very knowledgeable, well educated, and he got the job done. My Tennessee Home Solution was the greatest firm I could work with. Jeff 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 Spencer will result in a fantastic result."

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



EXHIBIT EMOTIONAL INTELLIGENCE

"My experience with My Tennessee Home Solution 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. Ryan & 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)



MAKE A POSITIVE IMPACT

"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 Kalyn 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 Solution!"

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

WHY WORK WITH **MY TENNESSEE HOME SOLUTION?**

At My Tennessee Home Solution, we make dispositions simple, profitable, and reliable. Investors choose us because:

Most trusted wholesaler in Middle Tennessee

Our reputation is built on transparency and results.

Over 200 repeat buyers

Proof that investors return because we consistently deliver.

Veteran owned and operated

Integrity, discipline, and service guide everything we do.

Local team

We live and work here, giving us true boots-on-the-ground knowledge of the Middle Tennessee market

Investor-first focus

Every step of our process is designed to ensure you win.

We don't measure success by single transactions. We measure it by the long-term relationships we've built with investors who trust us to deliver, deal after deal.



HAVE QUESTIONS?

WE HAVE ANSWERS



ARE YOUR DEALS ALL OFF-MARKET PROPERTIES?

Yes! We don't advertise properties listed on the MLS. Every deal we bring you is exclusive.



DO I NEED TO MAKE AN OFFER ON THE PROPERTY AT THE SHOWING?

No. You can take your time to sleep on it and crunch your numbers. Most offers are typically due the next morning.



HOW CAN I BECOME A VIP BUYER?

Over time, you can earn priority access as a VIP by being consistent and building a strong track record and relationships with our team.

INVESTOR SUCCESS

THIS COULD BE YOU!

BRANDON COOPER



Property

818 Shelton Avenue, Clarksville



Purchase Price

\$131,500



Resale Contract Price

\$234,900 (under contract in just 5 days)



Projected Net Profit

~\$40,000 in 2 months



"Working with MTHS allows us to find great properties for our investors quickly and efficiently. It's the kind of partnership that helps everyone win."

- Brandon Cooper

Before



After



INVESTOR SUCCESS

THIS COULD BE YOU!

BRENT AND MELISSA WHEELER



Property

509 Augusta Drive, Hermitage



Purchased through MTHS

\$272,500



Rehab Investment

~\$80,000



List Price

\$449,331



Under Contract

Within 14 days



Projected Net Profit

~\$50,000 in under 90 days



"Our partnership with MTHS gives us access to quality opportunities that turn into real profits. It's the foundation for building long-term success."

- Brent & Melissa Wheeler

Before



After



INVESTOR SUCCESS

THIS COULD BE YOU!

JOHN TORRES AND FELIPE REYES



Property

1280 Bandy Rd, Ashland City



Purchased through MTHS

\$205,000



Rehab Investment

~\$50,000



List Price

\$345,000



Under Contract

in 5 days



Projected Net Profit

~\$56,000



"With MTHS, we turned our first flip into a complete success! We were under contract in just 5 days and \$56K profit. It proved what's possible with the right partners"
- John & Felipe

Before



After



SEE IT, WIN IT, FUND IT

Bancor Lending

At the heart of My Tennessee Home Solution's support for investors is Bancor Lending (formerly MTH Capital). Bancor Lending is the financial arm within MTHS. We are a team of experienced real estate investors who understand the urgency and nuance of off-market transactions. Because they've been in your shoes, they know how critical timing is and how important it is to structure financing that works in the real world, not just on paper.

For investors, this means two things:

- You can earn passive returns by participating in the fund
- You can obtain competitive financing on flips, rentals, new construction projects, and DSCR (Debt Service Coverage Ratio) loans

Bancor Lending designs hard money lending products specifically for active real estate investors.

Options include:

New Construction Loans

Funding is designed for ground-up projects, providing you with capital from land purchases to complete the build. We structure various loans to ensure speed, flexibility, and investor-friendly terms.

DSCR Loans

These allow you to borrow based on the property's potential rental income, making them ideal for building long-term rental portfolios without relying on personal income qualification.

Fix and Flip Loans

Short-term financing to purchase, renovate, and resell properties quickly.

Bridge Loans


Flexible, temporary financing that gives you breathing room while transitioning between projects or permanent loans.

Guided by the Expertise of Principal Broker Klint Ruud

Klint Ruud, an experienced real estate and finance professional with years of lending expertise, oversees Bancor Lending. As its CEO, he has originated more than \$100 million in private business loans. His background spans underwriting, portfolio management, and property management across single-family, multi-family, and new construction assets.



 bancorlending.com

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 klint@bancorlending.com

MEVLO: BUY AND SELL OFF-MARKET REAL ESTATE FOR FREE

Imagine an app where you can see what's available in local real estate, for free. That's precisely what Mevlo delivers.

When you join Mevlo as a buyer, you can:

- Receive notifications of new opportunities
- RSVP to property showings
- Ask the seller questions directly
- Make offers and contract deals within the app

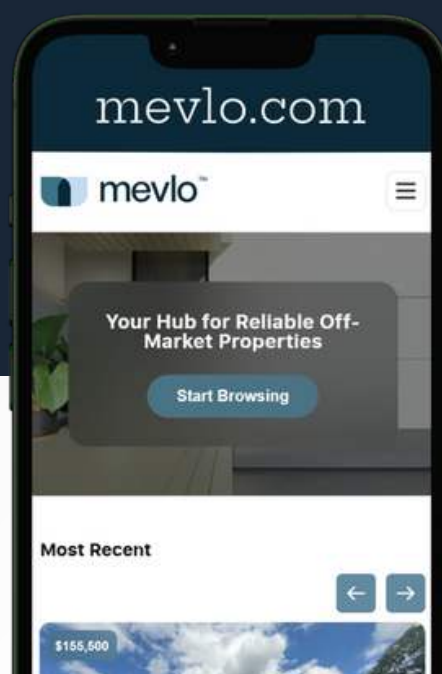
As a seller, you can:

- Assign deals instantly
- Offload inventory to other investors
- Save hours by avoiding the hassle of managing your own dispositions

Mevlo provides real estate investors with a central hub where deals can be processed quickly, without additional fees or red tape.

Join Mevlo Today!

Want to be the first to access new opportunities? The best way to plug in is by downloading the Mevlo app. Joining gives direct access to our dispositions team, so you never miss a deal.



GROW YOUR PORTFOLIO WITH US!

My Tennessee Home Solution is more than a source for wholesale real estate. With Bancor Lending, Mevlo, and our dedicated dispositions team, we've built a set of tools and processes that empower investors to scale with confidence. Whether you're looking for funding, exclusive off-market opportunities, or a team to guide you through the process, we've got you covered.



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