

DEBT

FORECLOSURE



*Reality*  
REAL ESTATE  
PROFESSIONALS

PROBATE

**Licensed Broker**

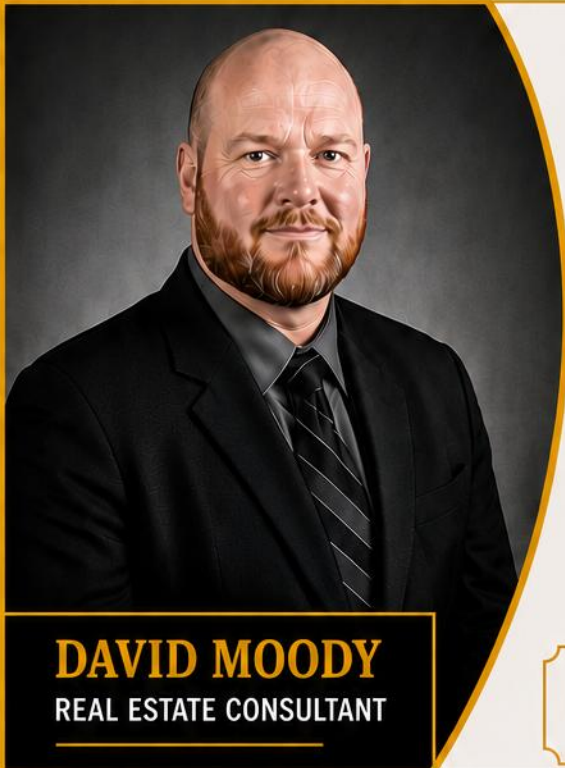
CONSULTING

# REAL ESTATE CONSULTING

SERVICES



CLEAR INSIGHTS. • CONFIDENT DECISIONS. • MAXIMUM RESULTS.



**DAVID MOODY**  
REAL ESTATE CONSULTANT

## EXPERT GUIDANCE FOR EVERY REAL ESTATE DECISION



Buying, Selling & Investment Guidance



Property Valuation & Market Analysis



Investor Consulting



Probate, Foreclosure & Redemption Consulting



Cash Offer vs. Traditional Sale Options



Clear Information. No Pressure.  
Just Solutions.



**NO PRESSURE. JUST SOLUTIONS.**

*Here to help you make the right move.*



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**(734) 362-9511**



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Reality Real Estate Professionals  
1285 N Telegraph Ste. 215  
Monroe, MI 48162

SAVING OR SELLING HOMES SINCE 2007

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# REAL ESTATE CONSULTING SERVICES



CLEAR INSIGHTS. • CONFIDENT DECISIONS. • MAXIMUM RESULTS.

## HOW WE HELP YOU SUCCEED



### BUYING, SELLING & INVESTMENT GUIDANCE

Strategic advice to help you buy the right property, sell for top value, or invest with confidence.



### PROPERTY VALUATION & MARKET ANALYSIS

Accurate valuations and market insights so you know your options and make informed decisions.



### INVESTOR CONSULTING

Tailored strategies to help investors build wealth, manage risk, and maximize returns.



### PROBATE, FORECLOSURE & REDEMPTION CONSULTING

Compassionate guidance through complex situations to protect your interests and find the best path forward.



### CASH OFFER vs. TRADITIONAL SALE OPTIONS

Compare your options side-by-side so you can choose what's best for your goals and timeline.



### CLEAR INFORMATION. NO PRESSURE. JUST SOLUTIONS.

Honest, straightforward advice so you understand your choices and feel confident every step of the way.



### NO PRESSURE. JUST SOLUTIONS.

*Here to help you make the right move.*

**EXPERIENCE.  
STRATEGY.  
SOLUTIONS.  
BETTER OUTCOMES.**

*David Moody*

LICENSED BROKER



**LOCAL EXPERT. TRUSTED ADVISOR.  
FOCUSED ON YOUR SUCCESS.**

With years of experience in real estate, debt solutions, and financial strategy, I help homeowners, families, and investors overcome challenges and create better outcomes.



Proven strategies that deliver results



Confidential, professional & dependable



Personalized guidance for your unique situation



Committed to your goals and long-term success



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## OUR PROVEN PROCESS



### 1. DISCOVER & UNDERSTAND

We listen to your goals, review your situation, and identify opportunities and challenges.



### 2. ANALYZE & STRATEGIZE

We analyze the data, evaluate your options, and develop a customized strategy.



### 3. RECOMMEND & PLAN

We present clear recommendations and create a step-by-step action plan tailored to you.



### 4. EXECUTE & SUPPORT

We guide you through the process, negotiate on your behalf, and keep you informed.



### 5. ACHIEVE & SUCCEED

We help you achieve the best possible outcome and build a stronger future.

## WHAT CLIENTS ARE SAYING

“David helped us understand our options and guided us through a difficult time with professionalism and care.”  
 – JENNIFER R., MONROE, MI ★★★★★

“His knowledge and advice helped us sell our property quickly and get the best possible outcome.”  
 – MARK T., STERLING HEIGHTS, MI ★★★★★

“David truly cares about his clients and goes above and beyond to deliver results.”  
 – SARAH K., TAYLOR, MI ★★★★★



**DAVID MOODY**  
 LICENSED BROKER

**EXPERIENCE. STRATEGY. SOLUTIONS. BETTER OUTCOMES.**

I combine real estate expertise, financial strategy, and a client-first approach to help you make informed decisions and achieve the best possible results.



Licensed Real Estate Broker



Years of Experience You Can Trust



Hundreds of Clients Helped



Confidential. Professional. Proven.



Committed to Your Success



**LET'S SOLVE YOUR REAL ESTATE CHALLENGES TOGETHER.**

*No pressure. Just solutions.*

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**DAVID MOODY**  
LICENSED BROKER

## SPECIALIZING IN SOLUTIONS FOR



### PRE-FORECLOSURE

Explore your options early and take control before it's too late.



### PROBATE & ESTATE PROPERTY

Compassionate guidance to help you navigate complex situations with confidence.



### DEBT SOLUTIONS

Understand your options and find the best path to financial relief.



### INVESTOR & CASH SOLUTIONS

We connect you with qualified investors and cash buyers.



### DISTRESSED PROPERTY SUPPORT

Creative solutions for challenging properties and unique circumstances.

## COMMON SITUATIONS WE HELP WITH

- ✓ Behind on mortgage payments
- ✓ Facing foreclosure
- ✓ Inherited a property
- ✓ Need to sell quickly
- ✓ Can't afford repairs
- ✓ Going through a divorce
- ✓ Handling a vacancy or difficult tenant
- ✓ Want to sell for cash
- ✓ Need guidance on your options



**EVERY SITUATION  
IS UNIQUE.**

**WE'LL HELP YOU  
FIND THE RIGHT  
SOLUTION FOR YOU.**

## WHY CLIENTS CHOOSE US



### EXPERIENCED & KNOWLEDGEABLE

Years of real estate, financial, and negotiation experience working for you.



### CLIENT-FOCUSED APPROACH

Your goals come first. We listen, we care, and we deliver.



### HONEST & TRANSPARENT

No pressure, no gimmicks—just straight answers and honest advice.



### STRATEGIC SOLUTIONS

Customized strategies designed to help you achieve the best possible outcome.



### PROVEN RESULTS

A track record of helping homeowners, families, and investors succeed.

## OUR COMMITMENT TO YOU



We are committed to providing you with the highest level of service, expertise, and integrity. Our goal is to reduce your stress, provide clarity, and help you move forward with confidence.

*Here to help you make the right move.*

**NO PRESSURE. JUST SOLUTIONS.**

## WHAT OUR CLIENTS SAY

★★★★★

*"David and his team helped me understand my options and saved my home. I couldn't have done it without them!"*

— JESSICA L., MONROE, MI

★★★★★

*"Professional, honest, and truly cared about my situation. Highly recommend Reality Real Estate Professionals."*

— ROBERT K., WESTLAND, MI

★★★★★

*"They made a stressful situation so much easier to handle. Great communication and amazing results!"*

— MICHELLE T., FLAT ROCK, MI



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**DAVID MOODY**  
LICENSED BROKER

### WHAT CLIENTS ARE SAYING

“David and his team helped me avoid foreclosure and find a solution that saved my home and my credit. I can't thank them enough!”

– KELLY R., MONROE, MI



“David explained all of my options in a way I could understand. His guidance gave me peace of mind during a very stressful time.”

– TOM D., STERLING HEIGHTS, MI



“Professional, honest and always available. David helped us sell our inherited property quickly and for a great price.”

– LINDA S., TAYLOR, MI



“They treated me with respect and never pushed me into anything. I felt comfortable and informed the entire way.”

– ROBERT W., FLAT ROCK, MI



“David's expertise in real estate and debt solutions is unmatched. He truly cares about his clients and gets results.”

– MICHELLE T., WESTLAND, MI



### OUR SIMPLE 6-STEP PROCESS

1

#### REACH OUT

Contact us by phone, text or online.

2

#### DISCOVERY CALL

We learn about your situation and goals.

3

#### ANALYZE & EVALUATE

We review your options and create a strategy.

4

#### RECOMMEND SOLUTION

We present the best plan tailored to you.

5

#### TAKE ACTION

We execute the plan and handle the details.

6

#### ACHIEVE RESULTS

You get the outcome and peace of mind you deserve.



#### ONE GOAL:

THE RIGHT SOLUTION  
FOR YOUR FUTURE.

### FREQUENTLY ASKED QUESTIONS

Q

Do you charge upfront fees?

A

No. We offer a free initial consultation and only get paid when a solution is successfully completed.

Q

What areas do you serve?

A

We proudly serve Monroe County and surrounding communities including Monroe, Temperance, Whiteford, Dundee, Sylvania, and more.

Q

Do you buy houses?

A

Yes. We buy houses in as-is condition for cash. There are no repairs, agent commissions or closing costs.

Q

How fast can you help?

A

In many cases, we can provide options within 24–48 hours and close in as little as 7 days.

Q

Is my information confidential?

A

Absolutely. Your privacy is our priority. All conversations and documents are 100% confidential.



### LOCAL. TRUSTED. RESULTS.

We are a local, independent real estate professional dedicated to helping homeowners, families and investors find the right path forward.

*Your goals are our priority.*

**YOU HAVE OPTIONS.  
WE HAVE SOLUTIONS.**



Let us help you make the right move.



**LET'S START  
THE CONVERSATION.**

*No pressure. Just solutions.*

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## SERVICES



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BUYING • SELLING • INVESTING • PROBATE • FORECLOSURE • REDEMPTION



**DAVID MOODY**  
LICENSED BROKER

### WHO WE HELP



#### HOMEOWNERS

Facing foreclosure, financial hardship, or needing a fresh start.



#### INHERITORS & FAMILIES

Handling inherited property, probate, or estate transitions.



#### INVESTORS

Looking for guidance on deals, strategies, and property solutions.



#### SELLERS

Needing to sell quickly or for top value.



#### BUYERS

Seeking the right property with confidence.



#### RENTERS

Dealing with difficult situations or needing to move forward.

### AREAS WE SERVE

- Monroe County
- Wayne County
- Washtenaw County
- Lenawee County
- Livingston County
- Surrounding Communities



*Local expertise. Regional reach.  
Solutions that move you forward.*

### SITUATIONS WE HANDLE

- Facing Foreclosure
- Behind on Mortgage Payments
- Probate & Estate Property
- Inherited Properties
- Tax Liens & Code Violations
- Divorce & Separation
- Job Loss or Financial Hardship
- Credit Challenges
- Vacant or Problem Properties
- Need to Sell Quickly
- Tired Landlords / Tenant Issues
- Upside Down Mortgages
- Relocation
- Avoiding Bankruptcy
- Pre-Foreclosure Options
- And More...

### WHY WORK WITH US?



#### EXPERIENCED & TRUSTED

Years of expertise helping clients navigate complex real estate challenges.



#### CLIENT-CENTERED APPROACH

Your goals come first. We listen, we care, and we deliver.



#### HONEST & STRAIGHTFORWARD

No pressure, no gimmicks—just honest advice and clear solutions.



#### PROVEN RESULTS

A track record of helping homeowners, families, and investors succeed.

### WHAT OUR CLIENTS SAY

*"David and his team were incredible. They helped me avoid foreclosure and gave me options I didn't know existed."*

— JENNIFER L., MONROE, MI



*"Professional, caring, and truly knowledgeable. I felt supported and confident every step of the way. Highly recommend!"*

— MICHAEL T., WESTLAND, MI



*"They made a difficult situation so much easier. Quick, responsive, and got me a great result."*

— LISA R., SYLVANIA, MI



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LICENSED BROKER



## OUR CLIENT PROMISE

We promise to treat you with respect, communicate clearly, and provide honest guidance so you can make the best decision for your future.

*Your goals. Your future.  
Our commitment.*

## WHY IT MATTERS

- ✓ Avoid costly mistakes
- ✓ Save time and stress
- ✓ Protect your equity
- ✓ Make informed decisions
- ✓ Achieve better outcomes

## OUR PROVEN 6-STEP PROCESS

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You get the outcome and peace of mind you deserve.



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## SPECIALIZING IN SOLUTIONS FOR



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Understand your options and find the best path to financial relief.



### INVESTOR & CASH SOLUTIONS

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### DISTRESSED PROPERTY SUPPORT

Creative solutions for challenging properties and unique circumstances.

## PROUDLY SERVING

- Monroe County
- Wayne County
- Washtenaw County
- Lenawee County
- Livingston County



*Local expertise. Regional reach.  
Solutions that move you forward.*

## SITUATIONS WE HANDLE

- ✓ Facing Foreclosure
- ✓ Behind on Mortgage Payments
- ✓ Probate & Estate Property
- ✓ Inherited Properties
- ✓ Tax Liens & Code Violations
- ✓ Divorce & Separation
- ✓ Job Loss or Financial Hardship
- ✓ Credit Challenges
- ✓ Vacant or Problem Properties
- ✓ Need to Sell Quickly
- ✓ Tired Landlords / Tenant Issues
- ✓ Upside Down Mortgages
- ✓ Relocation
- ✓ Avoiding Bankruptcy
- ✓ Pre-Foreclosure Options
- ✓ And More...

## WHAT OUR CLIENTS SAY

*"David and his team were incredible. They helped me avoid foreclosure and gave me options I didn't know existed."*

- JENNIFER L., MONROE, MI



*"Professional, caring, and truly knowledgeable. I felt supported and confident every step of the way."*

- MICHAEL T., WESTLAND, MI



*"They made a difficult situation so much easier. Quick, responsive, and got me a great result."*

- LISA R., SYLVANIA, MI



READY TO EXPLORE YOUR OPTIONS?

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*No pressure. Just solutions.*

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Years of Experience  
You Can Trust



Hundreds of  
Clients Helped



Confidential.  
Professional. Proven.



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REAL ESTATE  
PROFESSIONALS

# REAL ESTATE CONSULTING

## SERVICES



CLEAR INSIGHTS. • CONFIDENT DECISIONS. • MAXIMUM RESULTS.

BUYING • SELLING • INVESTING • PROBATE • FORECLOSURE • REDEMPTION



**DAVID MOODY**  
LICENSED BROKER



### THE BENEFITS OF CONSULTING



#### STRATEGIC DIRECTION

We help you understand your options and choose the right path.



#### FINANCIAL CLARITY

Get a clear picture of your situation and the best solutions available.



#### REDUCE STRESS

We handle the details so you can focus on what matters most.



#### MAXIMIZE OUTCOMES

Our goal is to achieve the best possible results for you.



#### EXPERT SUPPORT

You have a dedicated professional advocating for your best interests.

### MY APPROACH



#### LISTEN FIRST

We take the time to understand your unique situation and goals.



#### EDUCATE & EMPOWER

We explain your options in simple terms so you can make informed decisions.



#### CREATE A CUSTOM PLAN

We develop a strategy tailored to your needs and circumstances.



#### EXECUTE WITH CARE

We manage the process from start to finish with professionalism.



#### SUPPORT EVERY STEP

We are by your side until your goals are achieved.



#### YOUR GOALS. OUR MISSION.

Together, we'll make the right move.

### FREQUENTLY ASKED QUESTIONS



**Q** Do I have to list my property with you?



**A** No. Our consulting services are available whether or not you list your property.



**Q** How much does a consultation cost?



**A** We offer affordable flat-fee consultations with no obligation.



**Q** Can you guarantee results?



**A** While no one can guarantee results, we are committed to providing the best strategies and effort for your success.



**Q** Do you work outside of Monroe County?



**A** Yes. We serve surrounding counties and communities throughout Southeast Michigan.



**Q** How do I get started?



**A** Call or text us today to schedule your consultation. We're here to help.

### REAL SOLUTIONS. REAL RESULTS.



#### CASE STUDY 1

##### Facing Foreclosure

We helped a homeowner stop the foreclosure, restructure their debt, and keep their home.

**RESULT:** Home saved and payments made affordable.



#### CASE STUDY 2

##### Inherited Property

We guided an heir through the probate process and sold an inherited property quickly for top dollar.

**RESULT:** Fast sale and maximum value achieved.



#### CASE STUDY 3

##### Distressed Investment

We helped an investor acquire a discounted property and create significant long-term equity.

**RESULT:** Strong return on investment.

### BY THE NUMBERS



**200+**

Helping clients navigate complex real estate challenges.



**100+**

Homeowners, families, and investors served.



**100%**

Your success is our top priority.



### LOCAL EXPERTISE. PERSONAL SERVICE.

As a local professional, I understand our market, our communities, and the challenges you face. You're not just a client—you're a neighbor. I'm here to deliver solutions you can trust.

*Local expertise. Regional reach. Solutions that move you forward.*



### SCHEDULE YOUR CONSULTATION TODAY!

The sooner we talk, the more options you have.

**CALL OR TEXT NOW!**



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LICENSED BROKER



## FREQUENTLY ASKED QUESTIONS

### 1 DO I HAVE TO LIST MY PROPERTY WITH YOU?



No. Our consulting services are available whether or not you list your property. We're here to provide guidance and options so you can make the best decision for your situation.

### 2 HOW MUCH DOES A CONSULTATION COST?



We offer affordable flat-fee consultations with no obligation. The cost depends on the complexity of your situation. We'll be transparent about fees before we begin.

### 3 CAN YOU GUARANTEE RESULTS?



While no one can guarantee results, we are committed to providing the best strategies and dedicated effort for your success. Our track record and client testimonials speak for themselves.

### 4 HOW LONG DOES THE PROCESS TAKE?



Every situation is unique. Some solutions can be implemented quickly, while others may take more time. We will give you a realistic timeline during our evaluation.

### 5 DO YOU WORK OUTSIDE OF MONROE COUNTY?



Yes. We serve surrounding counties and communities throughout Southeast Michigan. If you're unsure, just call or text us—we are happy to help.

### 6 WHAT TYPES OF PROPERTIES DO YOU HELP WITH?



We assist with residential, investment, vacant land, distressed, inherited, probate, foreclosure, and other unique property situations.

### 7 I'M FACING FORECLOSURE. CAN YOU HELP?



Yes. We specialize in helping homeowners explore all available options to avoid foreclosure, restructure debt, and find long-term solutions.

### 8 DO YOU HELP WITH PROBATE AND INHERITED PROPERTIES?



Yes. We provide compassionate guidance to help families navigate probate, estate property, and inherited real estate with ease and peace of mind.

### 9 I'M AN INVESTOR. HOW CAN YOU HELP ME?



We help investors find opportunities, analyze deals, solve property challenges, and build wealth through real estate with confidence.

### 10 HOW DO I GET STARTED?



It's easy! Call or text us today to schedule your consultation. We'll listen, evaluate your situation, and create a plan tailored to your goals.



READY TO TAKE THE NEXT STEP?  
**SCHEDULE YOUR CONSULTATION TODAY!**

*The sooner we talk, the more options you have.*

- ✓ NO OBLIGATION
- ✓ CONFIDENTIAL
- ✓ FAST RESPONSE
- ✓ SOLUTIONS THAT WORK



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# WHY WORK WITH DAVID MOODY?



## EXPERIENCE. INTEGRITY. RESULTS.

Real estate decisions can be complex and emotional. You need a trusted advisor who will protect your interests, provide clear guidance, and deliver the best possible outcome.

**THAT'S WHAT I DO—EVERY DAY.**



**DAVID MOODY**  
LICENSED BROKER

★ ★ ★ THE DIFFERENCE IS IN THE DETAILS ★ ★ ★



### EXPERIENCED & TRUSTED

Years of hands-on experience solving real estate challenges for homeowners, investors, and families across Southeast Michigan.



### SPECIALIZED KNOWLEDGE

From foreclosure and probate to tax liens and investments, I have the knowledge and resources to handle even the most complex situations.



### CLIENT-FOCUSED APPROACH

Your goals are my priority. I listen first, communicate clearly, and create customized solutions that fit your unique situation.



### ATTENTION TO DETAIL

I dig deep, analyze every option, and anticipate potential roadblocks—so nothing is overlooked and you can move forward with confidence.



### INTEGRITY YOU CAN COUNT ON

Honest advice, transparent communication, and ethical guidance. I'll never recommend something that's not in your best interest.



### PROVEN RESULTS

My track record speaks for itself. I focus on strategies that deliver real outcomes and maximize value for my clients.



### LOCAL EXPERTISE. LOCAL CONNECTIONS.

I know the Southeast Michigan market and have a strong network of professionals to get the job done right.



### DEDICATED FROM START TO FINISH

I'm with you every step of the way—answering questions, solving problems, and guiding you to a successful resolution.



### YOU'RE NOT JUST A CLIENT—YOU'RE A PRIORITY.

I treat every situation with the care and commitment I would give my own family. When you work with me, you get a partner who truly cares about your future.

*David Moody*  
LICENSED BROKER

PROUDLY CONNECTED. COMMITTED TO EXCELLENCE.



REALTOR®  
NATIONAL ASSOCIATION  
OF REALTORS®



EQUAL HOUSING  
OPPORTUNITY



MICHIGAN ASSOCIATION  
OF REALTORS®



WAYNE COUNTY  
REAL ESTATE  
INVESTORS ASSOCIATION



BUILT ON REFERRALS.  
BACKED BY RESULTS.



EXPERIENCE THE DIFFERENCE.  
**LET'S ACHIEVE YOUR GOALS—TOGETHER.**

*No pressure. Just solutions.*

**SCHEDULE YOUR CONSULTATION TODAY!**

- ✓ Honest Advice
- ✓ Clear Options
- ✓ Proven Strategies
- ✓ Better Results

YOUR SUCCESS  
IS MY  
MISSION



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# READY TO TAKE THE NEXT STEP?



## REAL SOLUTIONS. REAL RESULTS.

Whether you're facing a challenge or exploring an opportunity, I'm here to help you move forward with confidence.

Let's create a plan that protects your interests and helps you achieve your goals.



**DAVID MOODY**  
LICENSED BROKER



## SCHEDULE YOUR FREE CONSULTATION TODAY!

*No pressure. Just solutions. I'm here to help.*

### WHAT YOU'LL GET WHEN YOU WORK WITH ME:



#### CLARITY

Understand your options with clear, honest guidance.



#### CONFIDENCE

Make informed decisions you feel good about.



#### STRATEGY

Get a customized plan designed for your unique situation.



#### SUPPORT

A trusted partner with you every step of the way.



#### RESULTS

Proven strategies that deliver real, measurable results.



#### PEACE OF MIND

Solutions that protect your future and your legacy.

### THE CONSULTATION PROCESS IS SIMPLE

1



#### REACH OUT

Call, text, or visit my website to schedule your free consultation.



2



#### SCHEDULE

Choose a convenient time that works for you—phone, virtual, or in person.



3



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4



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