

LOCAL SELLER GUIDE

SELLER
GUIDE

YOUR GUIDE *to* SELLING A HOUSE FAST IN NORTH RICHLAND HILLS TARRANT COUNTY, TEXAS

A plain-English guide for comparing an as-is cash sale
with listing, repairs, showings, and waiting.

LONE REPUBLIC HOME SOLUTIONS

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Selling a house in North Richland Hills does not have to start with repairs

If you own a property in North Richland Hills, a direct cash sale can be worth comparing when the house needs work, timing matters, privacy matters, or a traditional listing feels too slow. This guide is educational, not legal or financial advice.

1. Start with your real goal

Some sellers want the highest possible retail price. Others need certainty, fewer showings, no repairs, or a closing date that matches a move, payoff, probate timeline, or family decision.

2. Compare net, not just price

A listing price is not the same as what you keep. Compare commissions, seller closing costs, repair requests, holding costs, concessions, cleanout, and the chance of buyer financing falling through.

3. Know who is buying and who is closing

Before signing, know the buyer named in the contract, the title company handling the closing, and how earnest money will be deposited. A real title company should be easy to verify.

4. Keep the timeline practical

In many cases, a cash sale can close faster than a financed sale when title is ready. A good buyer should explain the process clearly and let you choose a timeline that works.

5. Ask questions before you decide

You should feel comfortable asking about offer math, title company, earnest money, inspection period, closing date, leaseback needs, and any seller costs before signing anything.

**Want a clear as-is cash offer? Call or text 817-880-1939 or visit lone-republic.com.
No pressure. No obligation.**

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