Selling Your Florida House As-Is

As-is means you are not volunteering to renovate. It does not erase required disclosures, and it does not mean every buyer (including us) will take the house.

1 Be honest about condition — on paper

- [ ] Walk the house with a notepad: roof, A/C, plumbing leaks, electrical, windows, appliances, pests, flood history.
- [ ] List what you know is broken. “I have not lived here / I do not know” is a valid note. Guessing is not.
- [ ] Florida still expects you to disclose material defects you actually know about. Ask a licensed agent or attorney if you are unsure. We are not your broker.
- [ ] Pull any inspection, insurance claim, or contractor bid you already have. Buyers will ask.

2 Decide what you will not do

- [ ] Repairs you will not fund. Clean-out you will not finish. Showings you cannot host.
- [ ] Whether personal property stays (fridge, junk, shed contents) or goes. Put it in the contract later.
- [ ] Occupancy: empty, owner-occupied, or tenants. Tenant rights do not vanish because you want a fast sale.
- [ ] Your date you must be out, and whether you need a short leaseback.

3 Compare paths without the sales pitch

- [ ] Retail listing: usually higher price if the house shows well, plus time, commissions, and buyer repair requests.
- [ ] As-is listing: still showings and a buyer who may use a loan. Lenders and appraisals can still kill the deal.
- [ ] Cash as-is buyer: fewer conditions, typically a lower number, closer on your calendar if title is clean.
- [ ] Swift Offers looks at houses in Central Florida as-is. We may decline after we see photos or walk it. No “we buy every house” claim.

4 Prep for a real offer, not a teardown circus

- [ ] Have the address, year built, beds/baths, and a few photos — messy is fine.
- [ ] Know the mortgage balance range, HOA, and tax status if you can. “I need to request payoff” is okay.
- [ ] Do not pull permits or start a remodel “to get ready” unless you already wanted that project.
- [ ] Keep utilities on if you can. A dark, locked house slows everyone down.

5 Request a Swift Offers cash offer

- [ ] Use swiftoffers.co/#contact or call 321-348-6603. Tell us it is as-is and what you will not repair.
- [ ] Review any offer in writing. You can say no. You can still list with an agent.
- [ ] Title, payoff, and liens still have to clear. As-is is about repairs, not magic.

Want a no-obligation cash offer?

Call 321-348-6603 · info@swiftoffers.co · https://swiftoffers.co/#contact