

New Website from the Law Firm of Bronchick & Associates Educates Property Owners on Land Contracts in Colorado

The Law firm of Bronchick & Associates, PC (best-selling real estate author William Bronchick) announces a new website, <http://www.Coloradolandcontract.com>.

AURORA, COLORADO, USA, June 18, 2018 /EINPresswire.com/ -- The Law firm of Bronchick & Associates, PC (principal shareholder best-selling real estate author [William Bronchick](#)) announces a new website, <http://www.Coloradolandcontract.com>.

This new website is designed to educate the public about selling or buying properties in Colorado by installment land contract (aka "land contract" or "contract for deed"). This type of transaction is also known as a "wraparound" or "wrap" for short, and allows buyers to buy a home without a bank loan, and allows sellers to sell quickly and for the highest price by offering creative terms.



In today's market where getting a loan is difficult for many buyers, the installment land contract or contract for deed can be an excellent tool for buying a property in Colorado without having to qualify for a bank loan. Sellers who offer to finance through the land contract will attract new buyers, thus commanding a higher price and a lightning-fast sale.

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A land contract makes it easy for a buyer to get into a home without a bank loan”
William Bronchick

This type of transaction is known by few sellers and few real estate agents. Sellers should enlist the services of a qualified local real estate attorney who is familiar with this type of transaction.

A Colorado installment contract is an alternative to traditional mortgage financing. Under an installment contract, the buyer gets possession of the property and makes installment payments of the purchase price over an extended period of time to the seller, who conveys legal title to the property once the purchase price is fully paid.

Some law firms do not recommend installment land contracts. The main reason is that there is uncertainty in Colorado as to seller's path to getting the property back when the buyer defaults. Unlike other states, like Illinois and Texas, there is no statutory process for foreclosure or eviction (called an "ejectment" in some states, which is harder than an eviction, but easier than a foreclosure).

With the right attorney, an installment land contract can be a useful solution for a seller and buyer of real estate in Colorado.

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