



Sell Your Home. Skip the Hassle. **Move Forward.**

No Repairs. No Commissions. No Surprises.
Just a straightforward home-selling solution.

We offer multiple ways to sell your home—whether you're looking for a fast cash offer or want to list it for top dollar on the MLS, we'll guide you every step of the way.

Explore your selling options Now





Who We Are

At Hearthstone Properties KC, we help local homeowners navigate life transitions by providing flexible, stress-free solutions for selling their homes. Whether you need to sell quickly for cash or prefer to list on the MLS for top dollar, we'll guide you every step of the way.

We're a family-owned business based in Kansas City, and we take pride in treating every homeowner with the respect and honesty they deserve. From inherited homes and downsizing to major repairs or difficult tenant situations, we offer both direct cash purchases and traditional listing services—whatever best fits your goals.

We are committed to:

Handle everything with care, professionalism, and transparency, so you can move forward with confidence and peace of mind.

Meet

Chris Hudson



Founder,
Hearthstone Properties KC

Chris Hudson brings over 20 years of experience in technology sales—working with Fortune 500 clients—before transitioning into real estate investing. After gaining hands-on experience with one of Kansas City's top investment firms, he founded Hearthstone Properties to focus on helping homeowners sell properties that need repairs, updates, or a new beginning.





Known for his dedication to client care and problem-solving, Chris leads with professionalism, integrity, and a relationship-first approach.

When he's not working, you'll find him spending time with his wife and two kids—exploring the outdoors or just enjoying life together at home.



How Our Process Works

4 simple steps...

- 1** Tell us about your property – **Quick, Easy & Free!** 
- 2** We contact you **within 24hrs** and set a time to meet at the property 
- 3** After we see the property, we'll present you a clear, no-obligation offer — usually **within 48 hours.** 
- 4** We close at a local title company, cash in your hands in **as little as 2 weeks!** 

 **That's it!**

Selling Your Home Shouldn't Be Complicated...

Are you looking to sell your house fast in the Kansas City Metro? We buy houses for cash, in any condition and we can close on YOUR timeline. We understand the challenges of selling an inherited property in Kansas City, facing foreclosure and debt, or simply a homeowner needing to sell and move on quickly. Skip the stress of repairs, delays, and endless showings. You just pick the closing date, and we'll handle the rest.

Here are some situations we can help with...

- *Inherited Property*
- *Needs Repairs*
- *Cosmetic Work*
- *Un-permitted Work*
- *Code Violations*
- *Probate Property*
- *Behind on Payments*
- *Unwanted Tenants*
- *Facing Foreclosure*
- *Job Transfer*
- *Divorce*
- *Mold Problems*
- *Job Loss*
- *A Death In Family*
- *Vacant Property*
- *Occupancy Issues*
- *Relocation*
- *Expired Listing*
- *Fire Damage*
- *Legal or Tax Issues*

No matter your situation, we're here to help with respect and no judgment.

How We Calculate Our Offers:

\$ Your Cash Offer \$

Your Cash Offer is based on the home's future value, minus the repairs, holding costs, and typical selling expenses that we take care of. This helps you **avoid costly repairs, commissions, and months of waiting.**

Repairs

Holding Costs

Realtor Commissions

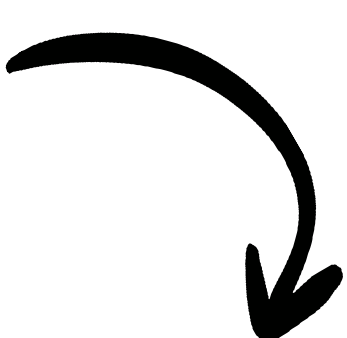
HOME VALUE

*** Every offer is custom-tailored to your home and situation.**



Selling to Hearthstone

VS Listing with a Real Estate Agent



	Sell with an Agent	Sell to Hearthstone Properties KC
Commissions / Fees:	6% (Paid by Seller)	0% - No Fees or Commissions
Who Pays Closing Costs?:	Seller Pays ~2-3%	We Pay All Closing Costs
Inspection & Financing Contingency:	Yes - Up to 15% Fall Through	None -Cash Offer
Appraisal Needed:	Yes - Often Required	None -We Buy Direct
Average Days Until Sold:	60-90 Days (avg)	Less Than 2 Weeks
Number of Showings:	Multiple Showings & Open Houses	1 Walkthrough (Us Only)
Closing Date:	30-60 Days After Offer Accepted	You Choose (Typically 7-30 Days)
Who Pays For Repairs?	Seller Pays or Negotiates Repairs	We Buy As-Is - No Repairs Needed
Cleaning & Prep	Required for Showings	Take What You Want, Leave the Rest
Guaranteed Offer	No Guarantee	Yes - Cash Offer Up Front
Move-Out Flexibility	Limited	Yes - You Pick the Move-Out Date



Get Your No-Obligation
Cash Offer Now



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