

Why Should I Sell My Land to the Commons Trust?



Not all these options will always be available. Sign up for [LGATS](#) alerts in the [Elsie Toolkit](#) to stay abreast of the latest ABC opportunities.

You plan on selling the house anyway. Perhaps the biggest reason for selling your land into the [commons trust](#) is that you are changing jobs, moving to a new city, upgrading to a bigger

place, or downgrading to a smaller one.

All the reasons you would sell your house in the first place are good reasons to sell it into the commons trust. But why is the common trust a better option than putting the house on the market? Let me explain why it is always a better option.

Keep in mind that you intend to abandon the property after closing. It will be sent to a [ground rent auction](#). If you plan to leave the property, the ABC waives the 5% [advance rent](#).

The VIP Treasury gives an opinion on the price. It will always be fair and may even be higher than the price you were planning to ask for. Asking this fair price, and nothing more, puts you near the top of the list of property offerings.

A broker is no longer needed—no 5% or 6% commission is paid. The ordeals of constant house cleaning disrupting schedules and strangers traipsing through at all hours are gone!

Go from sales contract to scheduled closing in a few short weeks. Nothing could be more convenient.

You Want the Magical Profits of the First [Treble](#) – a lot of value is created when one sells their land into a commons trust. For the rest of eternity, [the most efficient user](#) has [exclusive access](#) to that land, with the [ground rents](#) distributed equally to the landlords, who happen to be all the people of Earth.

When you sell your house and move, other than the savings on brokerage commission, most of that value goes to the commons trust, which is not bad. But if you sell your house into the commons trust and stay in the house, most of that value goes to you.

You just received the total price for your property minus 5% advance rent and a 5% fee – but the house belongs to you – free and clear of any mortgage. There is no more property tax or obligation to pay a penny in ground rent again beyond the advance rent.

One of two fantastic things will happen. Either you will continue enjoying your house property tax-free and rent-free for the rest of your days, or you will be trebled.

If you are trebled, the [trebler](#) must [pay you 133%](#) of the [depreciated replacement cost](#) of your structure. But the ABC already paid for your house, so you receive almost **twice** the original sales price.

It is a windfall that can happen only once in human history for any given property—a transfer from private property to the commons trust. This corresponds to the earlier transfer from the commons to private property at the dawn of the agricultural age.

Large Cash Infusion: There are times in life when an ample supply of cash can have great benefits. In low-[land-share](#) areas, safe ground rent is often less than property taxes. It is like borrowing money with a negative interest rate.

Pay Off the Mortgage: Homeowners struggling to make ends meet because of large mortgage payments can have their mortgage paid off and get free and clear title to their structures. Rents on land are usually less than the mortgage covering both land and structures plus property taxes.

Homeowners are not obligated to pay rent. Once the mortgage is paid off, wait for the trebler and collect 133% of the structure value.

Planned Construction: New construction on land in a commons trust reduces one's rent by reducing land share. This is enhanced by a 33% premium on new construction if the property is trebled anyway.

Use the cash infusion to add an addition to the house and eliminate the need to pay ground rent. Although the eliminated property taxes would have gone much higher with new construction, ground rent, on the other hand, falls or is eliminated.

Be advised that ground rent on surrounding properties will increase more than the ground rent on the property with new construction falls. If all the neighbors are making improvements, everyone's rent will rise.

Simulated Reverse Mortgage: A large cash infusion can pay decades of treble-safe rent and eliminate property tax expenses. Heirs inherit whatever remains without the hassles of a reverse mortgage, and they get the structure, too.