



THE MONEY SOURCE



Get a \$350 to \$6,500 Reward When You Buy or Sell
with Happinest

Ready to Connect With a Real Estate Agent?
Enroll Now

I am: BUYING

SELLING

FIRST NAME

LAST NAME

EMAIL ADDRESS

Buyers and Sellers Get Cash Back

Receive cash back from Happinest after buying and/or selling a home using one of our top-rated Happinest-certified local agents. Adjust the slider below to see your reward.

\$2,000

WHEN BUYING OR SELLING

DOUBLE YOUR REWARD

\$4,000

WHEN BUYING & SELLING



Reward offer limited in some states. Not available in AK, IA, LA or MO. Other restrictions may apply.*

[View a complete list of rewards](#)

A Full-Service Home-Buying Program

Sign up with Happinest to get matched with a top real estate agent in your area and receive cash back after buying and/or selling a home.*



Connect

You'll be matched with a top performing real estate agent



Discover

Use our home search and market research tools to find your next home



Purchase

Work with your lender of choice to get your best mortgage



Reward

Earn up to \$6,500 cash back* after you buy or sell your home



Our certified real estate agents are local experts who work hard to get you the best deal.

We work with premier brokerages across the United States. We only invite a handful of top agents to participate in the Happinest Program. Our agents consistently rank in the top tier of experience and sales performance, and undergo additional training to provide great service to TMS customers.

- Certified real estate agents with at least 5 years of experience
- Maintain 90% or higher satisfaction rating
- Full-service experience from start to finish

Protectirvana

Reaching a state of perfect happiness knowing your home is insured through TMS Insurance.

[LEARN MORE](#)

Your new home is right around the corner.

Search by City, ZIP Code, Address or MLS Number



Properties are updated every 15 minutes, so you'll never miss a new listing

Looking for more information?

Should I enroll in the Happinest program if I'm not quite ready to buy?

Yes! It's ideal to begin working with an agent as early as possible. Enrolling in the program will assign you to a local market expert who will work with you at your own pace and help streamline your home search.



The Happinest Find feature is offered in partnership with HomeStory Real Estate Services, a licensed real estate broker. HomeStory Real Estate Services is not affiliated with The Money Source Inc., and The Money Source Inc. is not responsible for the program provided by HomeStory Real Estate Services. Obtaining a mortgage from any particular lender is optional and is not required to participate in the program offered by HomeStory Real Estate Services. The borrower may arrange for financing with any lender and is free to shop for the lender of their choice.

Qualifying for the reward requires utilizing a network real estate agent to complete the real estate buy and/or sell transaction. If you are currently working with a real estate agent, this is not a solicitation. A reward is not available where prohibited by state law, including Alaska, Iowa, Louisiana and Missouri. An agent commission reduction, rebate, and/or credit may be available for sellers in lieu of the reward in Mississippi, Oklahoma, and Oregon and should be discussed with the agent upon enrollment. No reward will be available for buyers in Mississippi, Oklahoma, and Oregon. Rewards in Kansas and Tennessee are required to be delivered by gift card. In Kansas the reward is set to \$1,000 regardless of the sale price of the property. An agent commission reduction may be available for sellers in lieu of the reward in New Jersey and should be discussed with the agent upon enrollment. An agent rebate may be available for buyers in lieu of the reward in New Jersey and should be discussed with the agent upon enrollment.

Reward will be issued in the form of a check unless otherwise directed by state law and will be sent to the client enrolled in the program within 45 days of closing. Rewards must be mailed to a US address or deposited into a US bank account. Depending on state regulations highlighted above, reward amount is based on sale price of the home purchased and/or sold and cannot exceed \$6,500 per buy

or sell transaction. Real estate agent fees and commissions still apply. Short sale transactions do not qualify for the reward. Employer-sponsored relocations may preclude participation in the reward program offering.

If your property is currently listed with a REALTOR®, please disregard this notice. It is not our intention to solicit the offerings of other REALTORS®.

Reward is valid for 18 months from date of enrollment. After 18 months, you must re-enroll to be eligible for a reward.

Offer subject to change or cancellation without notice.

The Money Source Inc., 135 Maxess Road, Melville, NY 11747, (866) 867-0330, NMLS #6289. For licensing information click here <https://themoneysource.com/licensing>. The Money Source Inc. is an Equal Housing Lender.

This site is not authorized by the New York State Department of Financial Services. No mortgage loan applications for properties located in the state of New York will be accepted through this site.

The trademarks, logos and names of other companies, products and services are the property of their respective owners.



[Privacy & Security](#)

[Legal Terms](#)

[Accessibility](#)

[Program Overview](#)