

### How I work with Sellers

Selling a home can be a difficult process without planning and professional execution. I have the skills and the character to create a smooth transaction.

### My Commitment to You:

- Understanding your personal situation
- Tailoring the marketing of your home to meet your needs
- Pricing your home correctly, so that it will sell without you leaving any money on the table
- Advertising your home in the appropriate venues
- Hold open house and broker's open house
- Calling all agents that have a listing in your price range within 5 miles of your home to let them know the home is for sale and to encourage them to market it to their clients
- Sending an invitation to the neighbors to find out if they know of anyone wanting to move into your area
- Targeting a buyer who has the right appreciation for your home
- Presenting and Negotiating all offers
- Assist you with negotiating and coordinating inspection repairs
- Ensure a smooth closing by anticipating and defusing issues before they arise
- Review the closing statement and coordinated transfer of warranties, keys and community information

### What I Will Need from You:

- Your confidence and trust
- Your willingness to price the home correctly
- Your home maintained in "show" condition, as much as is possible
- Access to your home - as much and as often as is possible
- Timeliness in the delivery of reports and requested information
- Willingness to look at all offers
- Timeliness in the signing and returning of paperwork once an offer is received

