

Seller's Guide



 **FOR SALE**
SOLD

TOUR OF YOUR HOME & PROPERTY

One of the first things we'll do is walk through your home together.

This helps me understand what makes your property special so we can **highlight** the features buyers will love most.

- ☑ During our tour we'll focus on your home's **best attributes** and how to present them in a way that helps buyers **picture themselves living there**.
- ☑ When buyers can see themselves in the home, that's when the **magic happens**.

Meet with Nikki



PREPARATION & LISTING SUGGESTIONS

Before your home goes on the market, we'll walk through it **together** and talk about a few simple ways to make it shine.

- ✓ Decluttering & organizing
- ✓ Light staging ideas
- ✓ Small updates that add value
- ✓ Improving curb appeal

I also have a **trusted list** of contractors if you need help getting anything ready.



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The goal is simple – make a **great first impression** so buyers fall in love with your home right away.



HOW'S THE MARKET?



Before we list your home, I'll give you an update on our local market.

My goal is to help you feel **confident** about **competition**, pricing trends, and how everything is **selling**.



What's Happening

- ✓ How fast homes are selling
- ✓ Days on market

Market Report

- ✓ How fast homes are selling



Your Competition

- ✓ Similar homes for sale

This way, we can **strategically position** your property to get the best possible price.



SOLD



PRICING

Setting the right price for your home is key to attracting buyers and maximizing your return.

- ✓ Recent sales
- ✓ Market demand
- ✓ Special features



✓ Recent sales



✓ Market demand



✓ **GENERAL**

This way, we can **strategically position** your property to get the best possible price.





MARKETING

I'll promote your home to **attract as many buyers as possible** and make sure it looks its best! This includes:



PRO PHOTOGRAPHY



✓ Letting your home shine

VIRTUAL TOURS



✓ Giving buyers a real feel for your home

ONLINE MARKETING



✓ Showcasing your home everywhere

I'll make sure your home **generates lots of interest** and attracts **qualified buyers quickly**.



SATISFY CONTINGENCIES

After accepting an offer, I'll guide you through any **contingencies** that need to be addressed. I'll make sure we complete all of the required steps quickly and efficiently.

HOME INSPECTION



✓ Letting your home shine

SECURE FINANCING



✓ Giving buyers a real feel for your home

✓ Appraisal

I'll do everything I can to keep the process on track so we get to a **successful closing** without any surprises!



FOR SALE

FOR SALE



SIGNING CLOSING DOCUMENTS

As we approach the closing date, I'll walk you through the process of signing all the important paperwork.

I'll explain each document you need to sign and make sure you understand everything before you put pen to paper.



✓ Finalizing THE PAPERWORK



✓ Letting your home shine

I'll be by your side to answer any questions and make sure everything goes smoothly.

✓ Reviewing Your SETTLEMENT STATEMENT



✓ Answering ALL YOUR QUESTIONS





CLOSING



The closing marks the **final** step in the selling process. I'll coordinate with **all parties** involved to make sure your sale goes smoothly.



Title Company



Escrow Officer

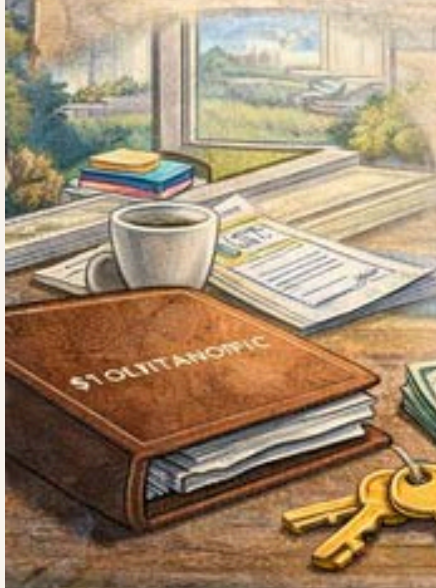
Buyer's Agent

Letting your home shine

Giving buyers a real fee for your home



Our goal is to ensure the paperwork and **funds** are properly transferred so we can officially complete the sale of your home.





CELEBRATE & STAY IN TOUCH



Congratulations! You've sold your home, put cash in the bank, and now it's time to start looking for your next place to make new memories.

Ready for your next chapter?



Let's find your dream home!

Our goal is to ensure the paperwork and funds are properly transferred so we can officially complete the sale of your home.



I'm here to help with all your real estate needs!