LISTING PRESENTATION

from listed to sold

HELPING YOU ACHIEVE YOUR REAL ESTATE GOALS

Davis & Garnett
Commercial/Residential
Advisors

follow us

Hello there!

Turning Real Estate Goals Into Reality

Real estate is not just about property. It is about people, goals, and life-changing decisions. With over 30 years of industry experience, we have built our career on helping clients navigate the process with clarity and confidence.

Our approach is simple: listen carefully, provide honest guidance, and deliver results. we combine strong market knowledge, skilled negotiation, and strategic marketing to position your home for maximum value.

Beyond the transaction, we focus on building lasting relationships. Many clients return and refer because they trust that we are fully invested in their success.

When you work with us, you can expect personalized service, clear communication, and a true partner every step of the way.

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Let's connect!

REAL ESTATE EXPERIENCE	HOMES SOLD	AVG DAYS ON MARKET	AVG. PRICE	LIST TO SELL RATIO
Over 30 years	680	68	$412k	98%

Driven by results

WHAT SETS US APART

Our personalized service, trusted negotiation skills, and strong buyer network ensure your home gets maximum exposure and top value. With us, you get more than an agent—you get a dedicated partner focused on your success.

Davis & Garnett

COMMERCIAL / RESIDENTIAL ADVISORS

Proven Results

Our track record speaks for itself. Homes we represent consistently sell faster and at stronger prices compared to market averages.

Wide Buyer Network

We actively connect with qualified buyers and top agents, giving your property maximum exposure from day one.

Local Expertise

We know the neighborhoods, the market trends, and what today's buyers are looking for. That insight allows us to position your home strategically.

Personalized Service

Every client and every property is unique. We tailor our approach to your needs, ensuring you feel supported every step of the way.

Professional Marketing

From professional photography and videography to targeted online and print marketing, we ensure your home stands out and reaches qualified buyers.

Trusted Negotiation

Our negotiation skills protect your bottom line and keep the process smooth, transparent, and stress-free.

Cutting-Edge Technology

Through high-impact marketing and precision targeting, we position your home to command attention and deliver strong results.

Comprehensive Support

We manage every detail—staging, marketing, showings, and paperwork—so you can focus on your move with peace of mind.

LISTING CONSULTATION

Your listing consultation is the first step in selling your home. It's our opportunity to discuss your goals, and create a personalized strategy to get your home sold for the best possible price.

MARKET ANALYSIS

Review recent sales and current competition to determine where your home fits in the market.

PRICING STRATEGY

Establish the best asking price to attract qualified buyers while maximizing your return.

HOME PREPARATION

Identify updates, staging tips, and improvements to make your property shine.

MARKETING PLAN

Walk through my proven marketing system, from professional photography to online exposure.

TIMELINE & NEXT STEPS

Set expectations for showings, open houses, and the selling process.

YOUR QUESTIONS

Address any concerns and ensure you feel confident moving forward.

A successful sale starts with a strong plan. The consultation ensures your home enters the market positioned to succeed—well-prepared, well-priced, and ready to attract serious buyers.

BENEFITS OF WORKING WITH EXPERIENCED AGENTS

An Agent Can Expedite Home Sales With Large Networks

Even if you have a large personal or professional network; you don’t have relationships with clients or other agents, to bring more potential buyers. This may cause your home to be sold below its value.

Agents May Not Show a "For Sale By Owner" (FSBO) Home

Because they don't want to take risks of closing without professional representation, and FSBO sellers are often seen as difficult sellers whom professional realtors have rejected.

Agents Avoid Emotional Sales

An agent helps you avoid costly mistakes, like rejecting a low offer out of frustration or giving in too quickly. With experience, they can gauge eagerness or desperation without revealing it.

An Agent Can Protect You From Legal Risks

A home sale involves extensive legal paperwork, and improper disclosure can lead to liability for fraud, negligence, or breach of contract. Buyers may sue if you fail to disclose hazards or nuisances.

An Agent Can Weed Out Unqualified Buyers

It takes a lot of effort to show your home and make it look perfect every time. Realtors ask qualifying questions to determine the qualification and seriousness of a buyer.

Agents Have Superior Negotiating Skills

You don’t have specialized experience negotiating a home sale but the buyer’s agent does. This means less money in your pocket. They know all the warning signs of a nervous or disingenuous buyer.

You’ll Get Greater Exposure For Your Home

Only agents are allowed to market homes in the MLS (multiple listing service. It means that your house information will be available to all of the agents in the MLS system, giving you the most exposure to buyers.

A CURRENT SUCCESS STORY

7608 Teal Trace, Bradenton, Fl 34203

In just a few days, we successfully secured this property for our buyer! Our contract was 26% faster than the average in the neighborhood, resulting in a very satisfied client!

THE SUCCESS OF THIS TRANSACTION CAN BE ATTRIBUTED

our strategic approach:

Selling PROCESS

MEET WITH YOUR AGENT
Hire an agent familiar with the area and local property market to effectively market your home

ESTABLISH A PRICE
Review final sales prices against the original list prices with the aid of a CMA

PREPARE YOUR HOME
A pre-inspection can prevent potential buyers from backing out by identifying and addressing major issues

DETERMINE A MARKETING PLAN
Create a custom marketing plan and price home effectively to generate competing offers

LIST YOUR HOME
Your agent will advertise on various platforms and reach potential buyers via email and calls

SCHEDULE SHOWINGS
Open houses attract a larger pool of potential buyers and provide a sense of the home

OFFERS AND NEGOTIATIONS
Initial offers usually lower than list price as buyers expect negotiation, wait for offers if not in a rush

UNDER CONTRACT
That means you accepted the offer.
Contingencies must be cleared before closing

COOPERATE WITH HOME INSPECTION
Buyer will schedule a home inspection. After the results you will negotiate repairs or other issues

CLOSE THE SALE
Buyer will schedule a closing date to sign all paperwork and hand over keys

IMPORTANT INFO

QUESTIONS TO ASK YOURSELF BEFORE SELLING YOUR HOME

Why are you selling – and why now?

What are your long-term goals?

What is your timetable for making the big move?

What significant improvements have you made to the property?

What do you consider the most desirable features of the home?

Are there any aspects of the property that could negatively impact its value?

If you were a buyer, what features might you consider changing?

How much do you estimate repairs or maintenance would cost?

PRICING FACTORS

COMPARABLE SALES

Looking at recent sales of similar homes in the same neighborhood, with similar square footage, features, and condition will give you a good idea of the current market value of the home.

HOME FEATURES

The home's features, such as the number of bedrooms, bathrooms, square footage, garage, backyard and age of the home, will also affect the home's value and price.

MARKET CONDITIONS

The overall state of the real estate market in the area will also play a role in determining the price of the home. During a strong seller's market, homes may sell for above their list price.

LOCATION

Proximity to amenities, schools, transportation, and neighborhood safety all influence property value. Beyond the physical attributes of a home, its surroundings play a pivotal role.

TIMELINE

Understand that the longer your property stays on the market, the more negotiating power buyers may have. From preparing your home for listing to the closing day, each phase requires careful consideration.

Remember, pricing is both an art and a science. It's essential to strike a balance that attracts buyers while maximizing your property's value. You should consult with a real estate professional for personalized advice tailored to your specific situation.

Pricing YOUR HOME

Learn About Market Conditions

Are prices rising or falling? In a seller's market, low inventory and high prices prevail, while in a buyer's market, supply exceeds demand.

Check Out Comparable Properties

Review similar properties listed in your area over the last six months and compare prices. Also, check unsold comparables for possible overpricing. A CMA report can be helpful.

Check Out Sold Comps

Compare the original list prices to the final sales prices. In a seller's market, homes often sell above list price, while in a buyer's market, they typically sell at or below list price.

Square-Foot Cost Comparisons

After you receive an offer, the buyer's lender will order an appraisal. Comparable homes are those that are 1,800 to 2,200 square feet if your home is 2,000 square feet.

Explore the Expected Appreciation

What are the future prospects for your neighborhood? For example, a major mall being built, or a large new company moving to the area can be a good sign.

PRICING IS ALL ABOUT SUPPLY AND DEMAND

It's the most basic principle in economics. It dictates the equilibrium price of a property. Low supply inventory drives prices up and causes bidding wars.

The Most Important Thing Is Pricing Your Home Correctly

You shouldn't overprice your home because demand and interest wane after 21 days or so. Of course, you can lower the price later, but that can be too late.

Perceptions of desirability have value. That's why Identical homes across the street from each other can vary by as much as $100k in some neighborhoods.

COMMON PRICING STRATEGIES

Set the Right Price, Get the Right Results

Setting the right price is one of the most important decisions you'll make when selling your home. The right strategy can attract more buyers, generate stronger offers, and help you sell faster. Here are three common approaches:

PRICING ABOVE MARKET VALUE

Allows room for negotiation.
May be suitable in a seller's market or for unique properties.
Risk: Fewer showings and longer time on the market if buyers see it as overpriced.

PRICING AT MARKET VALUE

Homes priced at market value spend less time on the market.
Attracts serious buyers who recognize fair pricing.
Often results in strong interest and competitive offers.

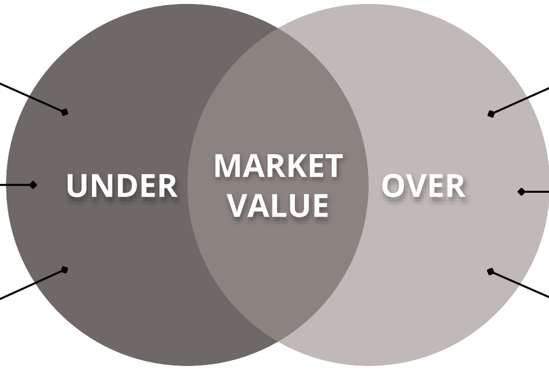
PRICING BELOW MARKET VALUE

Creates urgency and attracts more buyers quickly.
Can lead to multiple offers and drive the price up.
Works best in hot markets with high demand.

A low price can make buyers wonder if something is wrong with the property.

Buyers may expect further discounts, lowering offers even more.

Reduces your future buying power.



Overpriced homes attract less interest online and in person.

The longer a home sits, the more "stale" it appears to buyers

Often leads to multiple price drops, signaling desperation.

We analyze current market conditions, buyer demand, and your home's unique features to recommend the best pricing approach for your goals. Together, we'll set a price that maximizes your return while keeping your timeline in mind.

When to adjust
YOUR LISTING PRICE

The first weeks your home is on the market are critical. If buyer interest isn't translating into offers, the right price adjustment — at the right time — can reignite momentum and help secure a sale. Here's how to know when it's time to act.

Key Signs Your Price May Be Too High

- **Little traffic & no offers:** Buyers may be skipping your home due to high pricing.
- **Good traffic, only low offers:** Your price might be slightly above market value.
- **Good traffic, negative feedback:** Other similar homes may be priced lower.
- **On the market too long:** If your listing exceeds the average days on market for your area, it's time to reevaluate.

Timing Matters

- **Act Early:** The first 21 days on the market generate the most activity — don't miss that window.
- **10-Day Check-In:** After two weekends of open houses, review interest and feedback; adjust if needed.
- **30-Day Reevaluation:** Reassess pricing with your agent no later than the one-month mark to avoid a stale listing.

How to Adjust Price Effectively

- **Know Your Bottom Line:** Decide in advance the lowest price you're willing to accept.
- **Make Meaningful Reductions:** Drop by at least 3% to make an impact in search filters.
- **Use Pricing Thresholds:** For example, adjust from $409,900 to $399,900 to appear in "under $400K" searches.
- **Be Strategic, Not Frequent:** Limit reductions to avoid signaling problems — ideally no more than three.

The right price isn't just about attracting buyers — it's about motivating them to act. We'll monitor feedback, market activity, and competition to keep your listing competitive.

Our role is to help you price smart from the start and make timely, strategic adjustments if needed — keeping your sale on track for the best possible outcome.

Renovations THAT PAY OFF

Minor Kitchen Remodel (ROI: ~70–80%)

- Updating cabinet fronts or repainting
- Upgrading countertops (quartz or granite)
- Installing a new backsplash
- Replacing outdated fixtures, hardware, and lighting
- Adding energy-efficient appliances

Why it works: Kitchens are the heart of the home — even small updates make a big impression on buyers without the cost of a full renovation.

Bathroom Remodel (ROI: ~65–75%)

- Replacing outdated vanities, sinks, and faucets
- Installing modern tile or luxury vinyl flooring
- Adding new mirrors and lighting fixtures
- Updating the tub/shower with a glass enclosure or tile surround

Why it works: Bathrooms are high-use spaces where buyers look for modern style and cleanliness.

Curb Appeal Improvements (ROI: ~70%+)

- Fresh exterior paint or power washing
- Upgrading the front door (steel or fiberglass)
- Landscaping enhancements (mulch, flowers, trimmed bushes)
- Updated house numbers, lighting, and mailbox

Why it works: First impressions matter — a well-kept exterior signals a well-maintained home.

Energy-Efficient Upgrades (ROI: ~60–75%)

- Replacing old windows with energy-efficient models
- Adding attic insulation
- Installing a smart thermostat
- Upgrading HVAC systems if outdated

Why it works: Buyers value lower utility costs and eco-friendly features, which can also qualify for tax incentives.

RENOVATIONS WITH LOWER RETURNS

Custom features like home theaters, wine cellars, pools, or extensive landscaping often appeal to fewer buyers and bring lower returns. I'll help you focus on improvements that maximize value and avoid costly updates that don't.

FIRST IMPRESSIONS MATTER

Elevate your home's curb appeal

WHY CURB APPEAL MATTERS

Creates a positive first impression before stepping inside.
Signals to buyers that the property has been well-maintained.
Increases perceived value and can lead to stronger offers.

FRONT YARD & LAWN

- Grass is mowed and edged
- Weeds are pulled
- Hedges and trees trimmed
- Fresh mulch or gravel added
- Seasonal flowers or potted plants placed

EXTERIOR OF HOME

- Front door cleaned or freshly painted
- House numbers visible and polished
- Exterior walls power-washed
- Windows cleaned inside & out
- Gutters cleaned and in good condition

DRIVEWAY & WALKWAYS

- Driveway and walkways swept or power-washed
- Cracks repaired or sealed
- Adequate outdoor lighting in place

PORCH & ENTRYWAY

- Welcome mat clean or new
- Porch/steps swept and clutter-free
- Outdoor furniture clean and staged
- Front door hardware polished

EXTRA TOUCHES

- Mailbox in good condition
- Outdoor lighting fixtures updated
- Trash bins stored out of sight
- Garage door clean and functional

First impressions matter—together, we'll make sure your home stands out and attracts buyers from the moment they arrive.

Staging CHECKLIST

LIVING AREAS

- Declutter all surfaces, shelves, and coffee tables.
- Keep décor simple and use neutral colors.
- Arrange furniture to create open flow and balance.

KITCHEN

- Clear countertops of all small appliances.
- Add fresh flowers or a bowl of fruit for a touch of life.
- Keep sink, stove, and refrigerator spotless.

BEDROOMS

- Use fresh, neutral-toned bedding.
- Remove personal items and family photos.
- Ensure lighting is bright and inviting.

BATHROOMS

- Fold fresh towels neatly.
- Clear countertops of toiletries.
- Polish mirrors and fixtures.

CURB APPEAL

- Trim the lawn and sweep walkways.
- Clean and refresh the front door.
- Add potted plants or flowers at the entryway.

BENEFITS OF STAGING:

- Makes rooms feel larger, brighter, and more inviting
- Helps buyers imagine themselves living in the space
- Emphasizes your home's unique features
- Can reduce time on market and increase offers

First impressions sell homes. Buyers often decide within seconds whether a home "feels right." Staging ensures your property is shown in its best light, highlighting its strengths and minimizing distractions.

Pre-listing CHECKLIST

DECLUTTER & DEPERSONALIZE

- Remove excess furniture and personal items
- Clear off countertops and surfaces
- Pack away family photos and memorabilia

DEEP CLEAN

- Clean floors, windows, and all surfaces
- Dust ceiling fans, baseboards, and light fixtures
- Eliminate odors (pets, smoke, food)

REPAIRS & MAINTENANCE

- Fix leaky faucets and squeaky doors
- Replace burnt-out lightbulbs
- Touch up paint and patch holes

CURB APPEAL

- Mow lawn and trim shrubs
- Add fresh mulch or flowers
- Power wash driveway, walkways, and siding

INTERIOR TOUCHES

- Add fresh towels in bathrooms
- Use neutral bedding and pillows
- Let in natural light (open blinds and curtains)

STAGING & PRESENTATION

- Arrange furniture to highlight space and flow
- Add simple, modern decor
- Remove or store pet items when possible

SAFETY & ACCESS

- Make keys available for lockbox
- Ensure all areas are accessible (garage, attic, basement)
- Secure or remove valuables and medications

PREPARE FOR PHOTOSHOOT

Guide to flawless listing photos

GENERAL

- Remove all unnecessary items to create space
- Remove all toys, pet bowls crates, etc.
- Deep clean & declutter all areas
- Open curtains and use natural light
- Replace lightbulbs if needed
- Hide bad views with semi-sheer curtains
- Remove any personal photos
- Remove signs of any political or
- Religious preferences & newspapers
- Use fresh flowers
- Clean all mirrors and windows
- Vacuum carpets and polish floors
- Hide remote controls and chargers
- Hide electrical cords and cables
- Turn off & clean ceiling fans
- Remove seasonal decor
- Move furniture around to make room look more spacious

BEDROOMS

- Make all beds and use solid color beddings
- Arrange decorative pillows
- Put away clothing & shoes

EXTERIOR

- Ensure vehicles cannot be seen
- Ensure pool Is clean
- Remove all pool toys, cleaners & poles
- Remove weeds & tidy up garden/planted areas
- Place a high quality yard ornament
- Sweep up debris remove all gardening equipmens

KITCHEN

- Clear the countertops
- Remove all rugs & towels
- Clear the table
- Hide cleaning supplies
- Remove magnets from refrigerator
- Clean the light-switch plates
- Clean the appliances
- Hide garbage can
- Place a cookbook on the kitchen counter
- Place a bouquet of flowers
- Use simple decoration items

BATHROOMS

- Clear countertops of clutter
- Ensure toilet roll is full
- Remove all toiletries & cleaning supplies
- Hang fresh towels & remove non-matching towels

LIVING ROOM

- Turn off tv & put remotes away
- Organize shelves nicely
- Deep clean & declutter all areas
- Remove all toys/fans/game consoles, etc

DINING ROOM

- Add centerpiece, candles
- Arrange chairs neatly
- Place flowers on table

Professional photography isn't just about pictures—it's about creating desire, standing out in a crowded market, and maximizing your home's value. Let's make sure your home looks its absolute best from the very first click.

Personalized service

ULTIMATE MARKETING PLAN

SOCIAL MEDIA

We use social media platforms like Facebook, and Instagram to promote our listings, engage followers and share real estate tips and advice.

MLS LISTING DESCRIPTION

We create flyers and brochures with listings' details and photos, distribute them at events, local businesses, and real estate offices, or mail them to potential buyers.

EMAIL MARKETING

We email potential buyers with our listings, real estate tips, and relevant information, with quality photos and detailed descriptions.

PRINTOUTS

We create flyers and brochures with listings' details and photos, distribute them at events, local businesses, and real estate offices, or mail them to potential buyers.

PROFESSIONAL PHOTOGRAPHY

We use professional photography to showcase our listings in the best light, setting them apart from the competition with high-quality photos.

OPEN HOUSE

We host open houses to give potential buyers the opportunity to tour a property. Open houses are an effective way to showcase and generate interest.

Showings

We use tours to give buyers a comprehensive view of the property to explore at their own pace.

LARGE NETWORK

We have a large network of contacts in real estate, enabling us to connect our clients with resources for successful buying or selling.

ACTIVE PHONE WORK

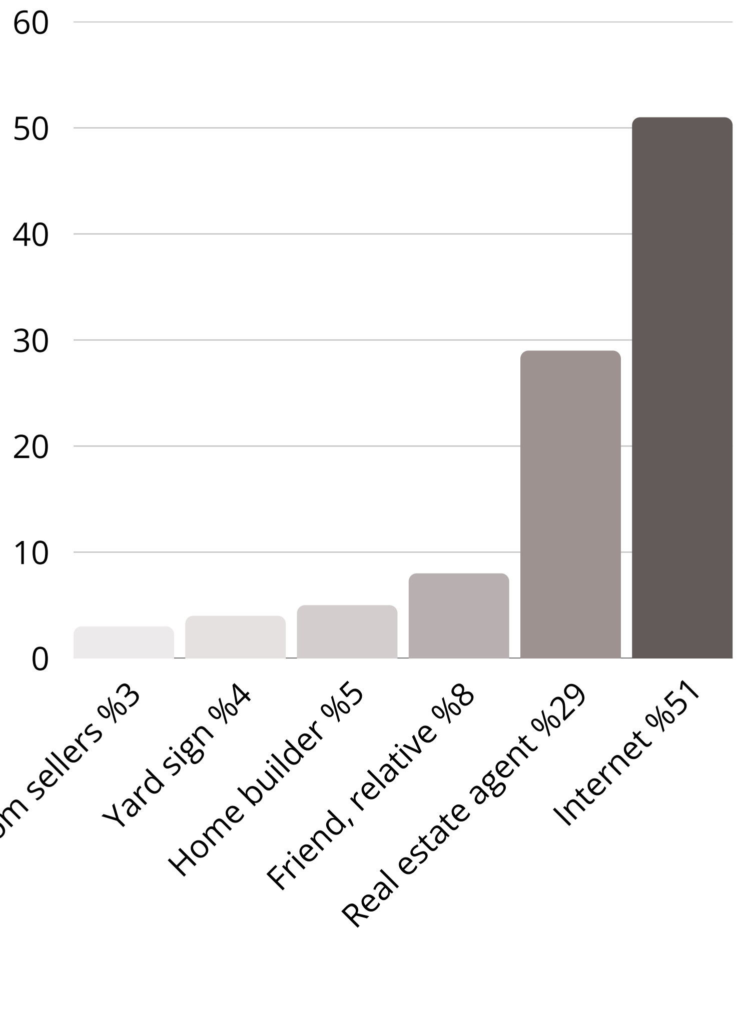
We are always available by phone to assist our clients and maintain strong relationships through good communication for smooth transactions.

Where do buyers FIND THEIR HOMES

Understanding where buyers search helps us position your home in the right places for maximum exposure. Today's buyers use multiple sources before making a decision, so our marketing strategy covers them all.

OUR APPROACH:

We make sure your property appears in all these channels—professionally photographed, strategically marketed, and easy to find—so we never miss a potential buyer.



Professional Photos

STRONGER FIRST IMPRESSIONS

First impressions are everything. Nearly all buyers start their search online, and high-quality photos are the #1 factor that captures their attention. A professional photoshoot ensures your home looks its absolute best, creating excitement and driving more showings.

Highlight Key Features:

Showcase your home's unique charm and selling points

More Views, More Showings

Eye-catching images attract more online traffic and in-person visits.

Maximize Online Visibility

Eye-catching photos stand out on social media.

Faster Sales

Listings with professional photography sell quicker than those with amateur photos.

Higher Offers

Attractive images can generate stronger interest and competitive offers.

Emotional Impact

Professional images help buyers imagine themselves living in your home.

With high-quality, well-composed images, we highlight your home's best features—bright spaces, natural light, unique details—and create a strong emotional connection with buyers.

Open house
& SHOWINGS

Create a Welcoming Atmosphere

Create a welcoming atmosphere with natural lighting and strategically placed lamps. Use subtle scents like freshly baked cookies or citrus to enhance the space—studies show that pleasant aromas can positively influence buyers. Highlight unique features of your home, such as outdoor living spaces.

Make Simple Home Staging

On the day of your open house, try these simple staging techniques: place fresh flowers in the foyer, lightly water the lawn for a fresh look, and set a welcoming dining table to create a cozy atmosphere.

Let Your Agent Take Control

As the seller, make sure you pick a listing agent whom you trust with your home. During an open house, you have to be willing to relinquish control to your agent, and trust him or her to show off your property in the best light.

The Goal of an Open House

is to attract interest from potential buyers. It provides them the opportunity to explore the home and its surroundings at their own pace, rather than a brief one-on-one appointment with a broker.

Should You Stage an Open House?

According to the National Association of Realtors (NAR), 58% of buyers' agents believe staging is beneficial when selling a home. Staging involves making a home appealing to a broad audience, and simple steps like fresh paint, decluttering, and thorough cleaning can make a big difference. Brokers often use stagers to set up newly built homes effectively.

Ensure that your valuables are secured or removed from the property during the open house. Consider the safety and privacy of your belongings when visit open houses.

Open house CHECKLIST

PREPARING

- Prune and nurture all house plants
- Clean all windows and mirrors.
- Organize closets, toys and closets leaving free spaces
- Coordinate all linens in one or two colors
- Clean all blinds and curtains
- Remove excess or tired furniture
- Clean windows and window wells
- Clean all kitchen cabinets, stove, refrigerator, pantry and drawers
- Check and replace lightbulbs and add lamps to any dark space
- Dust shelves and wall art
- Minimize all objects and remove personal photos
- Clean fireplaces
- Clean bathrooms and remove personal items
- Organize basement
- Clean frontage and porch & have a clean welcome mat
- Tidy outside furniture
- Create Facebook ads
- Upload a video tour on social media
- Create a brochure

ON THE DAY

- Bake some cookies and put out some fresh flowers
- Put away valuables, money and medicines in a safe place
- Make all beds and use fresh neutral linens
- Straighten up pillows and bedspreads
- Put away pet food & supplies
- Vacuum all carpeted areas, sweep & mop all hard-surfaced floors
- Wipe down bathroom counters & put up your show towels
- Take out all trash and hide trash can
- Place all clutter in a laundry basket & put It in the car
- Open curtains and blinds, and turn on lights in all rooms and closets
- Make sure home smells fresh

An open house creates a welcoming, low-pressure way for buyers to experience your home in person. It attracts more potential buyers at once, increases visibility, and often generates a sense of urgency when multiple buyers show interest. It's also a great way to gather valuable feedback to help fine-tune our marketing strategy and pricing.

The art of NEGOTIATION

When selling your home, your aim is to achieve the highest price possible, while buyers are looking to get the best deal. This is where negotiation plays a crucial role.

Effective negotiating strategies can help you secure the best price for your home. No matter what strategies you employ, it's essential to research and understand your home's value and how the local market influences it.

Work with an Experienced Agent:

Partnering with a real estate agent is one of the best negotiation strategies for sellers. They know the market, aren't emotionally attached to the home, and can secure the best deal for you.

Counter at Your List Price

When a buyer offers less than your asking price, it can be tempting to lower your price. However, countering at your original list price signals confidence in your home's value. If your price is fair, serious buyers may increase their offer.

Reject the Offer

A strategic move is to reject a buyer's offer without countering, prompting them to submit a new one. This shows confidence in your price and keeps you open to higher offers. The potential for competition may motivate the buyer to increase their bid, especially if your home is newly listed or an open house is approaching.

Create Competition

Hosting an open house can create buyer competition. List your home, schedule an open house shortly after, and hold off on accepting offers until it's over. This strategy encourages higher bids, and if you receive multiple offers, you can ask top bidders for their best. Even if only one offer comes in, the buyer won't know that, giving you an advantage in negotiations.

Offer to Pay Closing Costs

Buyers may request that sellers cover their closing costs, usually about 3% of the purchase price. If this happens, you can agree to cover the costs but increase the purchase price, even if it's above your original listing price.

Don't Take it Personally:

Negotiations can get tense, but try not to take it personally. Buyers have their own motivations and constraints. Stay professional, remain objective, and let your real estate agent handle the negotiations on your behalf.

OFFERS & NEGOTIATIONS

Turning offers into success

Evaluate All Offers
Compare side by side, not just price.

Leverage Market Insights
Leverage recent sales and buyer trends.

Counter Strategically
Adjust terms or price for win-win solutions.

Protect Your Interests
Ensure contingencies and deadlines work in your favor.

Maintain Momentum
Keep communication smooth to avoid deal delays.

Multiple Offers
Use competition to maximize your return.

YOUR OPTIONS WHEN AN OFFER ARRIVES

ACCEPT THE OFFER

If the terms align with your goals, we can accept the offer as is.
Escrow opens and the transaction process begins.

COUNTEROFFER

You may choose to counter on price, closing date, or other terms.
The buyer can accept, decline, or counter again until both sides agree.

REJECT THE OFFER

If the offer is far from acceptable, you can decline it outright.
This keeps your property available to other buyers.

MULTIPLE OFFERS

If more than one offer is submitted, we will review them side by side.
Strategies include highest-and-best deadlines or negotiation leverage to secure top value.

Negotiating is more than just settling on a number. It's about balancing price, terms, and timing to meet your goals. I bring market expertise and strong communication skills to secure the best possible deal for you.

Home INSPECTION

A home inspection is a professional, third-party evaluation of a house's key aspects, including water damage, pests, roof condition, electrical systems, plumbing, and structural integrity. It ensures the home's safety and typically takes a few hours to complete.

Doing A Pre-Inspection Is An Indication Of Honesty

It sends a clear signal that you're not trying to hide anything and makes a buyer feel confident to submit an offer.

It Gives You Time To Fix

A pre-inspection can enable you to address major issues and protects you from the possibility of buyers pulling out of their offer.

It's A Negotiating Strategy

Doing a pre-inspection keeps you from being blindsided by a major problem in a buyer's inspection. You can also make it known to buyers that consideration for those items has already been factored into the sales price.

Offer A Closing Cost Credit

If you don't want to make home repairs yourself, you can offer a credit at closing for the estimated costs. This also helps you avoid complaints about repairs later.

ITEMS TO CHECK

Exterior

- Windows
- Doors
- Cracked caulk
- Paint
- Siding / trim
- Deck / fences
- Drainage
- Sprinklers
- Roof / gutters
- Outdor lights
- Garage door
- Swimming pool

Interior

- Doors
- Floors
- Elecrtical
- Lightbulbs
- Showers
- Toilets
- Plumbing
- Water heater
- Ceiling fans
- Safety detectors
- Stairs
- Appliances

Bartering May Be A Good Idea

For example, if you know the buyer loves the new couch you bought, you could offer to leave it in exchange for making fewer repairs.

Home APPRAISAL

A home appraisal is an objective assessment to determine a property's value. Unless you're selling your home for cash, a home appraisal will likely be part of the process.

What if Your Home Appraisal is Too Low?

If the appraisal matches or is close to the agreed-upon price, the sale can proceed as planned. However, if the appraisal is lower, it could delay the sale because the bank may offer less money than the buyer anticipated. If this happens, you have a few options:

- Renegotiate the deal
- Fill the buyer’s gap
- Consider an alternative offer
- Cancel the sale and re-list

WHAT DOES A HOME APPRAISER EVALUATE?

Property Condition:

The appraiser checks the overall state of your home, including the structure, roof, and major systems (plumbing, electrical, HVAC). They also consider the quality of interior finishes and any recent upgrades or renovations.

Location:

Location factors include the neighborhood's safety, proximity to schools and amenities, and the lot’s characteristics, such as size, view, and setting.

Comparable Sales (Comps):

The appraiser reviews recent sales of similar homes nearby, focusing on size, age, condition, and sale dates to determine market value.

Market Trends:

Local real estate market conditions, such as supply and demand, and broader economic indicators like interest rates, are also considered.

Unique Features:

Special features like custom designs, energy-efficient upgrades, and amenities like a pool or finished basement can add value.

POST-INSPECTION PROCESS

Next steps explained

INSPECTION REPORT REVIEW

The inspector provides a detailed report outlining any issues—ranging from minor cosmetic items to major structural concerns.

BUYER'S RESPONSE OPTIONS

Based on the report, the buyer may:
Accept the property as-is
Request repairs
Ask for a price reduction or credit
Cancel the contract (if inspection contingency allows)

SELLER'S CHOICES

As the seller, you can:
Agree to complete some or all of the requested repairs
Offer a credit at closing instead of repairs
Renegotiate the price
Decline the requests (which may risk the buyer walking away)

REACHING RESOLUTION

Both parties negotiate to reach an agreement. The goal is to keep the sale moving forward while balancing buyer concerns and seller interests.

REPAIR COMPLETION & VERIFICATION

If repairs are agreed upon, they must be completed before closing. The buyer may request proof of work or conduct a re-inspection.

As your agent, we will help you navigate inspection results, negotiate effectively, and protect your bottom line.

Understanding ESCROW PROCESS

EARNEST MONEY DEPOSIT:

The earnest money deposit is a good-faith gesture from the buyer, demonstrating their commitment to the purchase. This amount is typically held in escrow and is applied towards the purchase price. Sellers should understand the significance of this deposit in securing the transaction.

INSPECTION CONTINGENCY DUE:

During this phase, the buyer conducts property inspections to assess its condition. Sellers should be prepared for open communication and potential negotiations regarding repairs or credits based on inspection findings. The inspection contingency ensures a thorough evaluation before moving forward.

APPRAISAL CONTINGENCY:

An appraisal is ordered to determine the fair market value of your property. The appraisal contingency allows the buyer to renegotiate or withdraw from the deal if the appraised value differs significantly from the agreed-upon purchase price. Sellers should recognize the importance of this step in the buyer's financing process.

LOAN CONTINGENCY DUE:

The loan contingency period is critical for the buyer to secure financing. During this time, the buyer's lender verifies their ability to fund the purchase. Sellers should be aware that any issues with the loan approval may necessitate negotiations or, in extreme cases, the termination of the deal.

FINAL DAYS LEADING TO CLOSING:

As the closing date approaches, the focus shifts to finalizing details. Sellers can expect coordination with the escrow officer, signing necessary documents, and ensuring the property is in the agreed-upon condition. Clear communication and prompt responsiveness contribute to a smooth transition to closing.

Closing
THE SALE

How Long to Close the Sale?

The closing timeline depends on the buyer's financing. With an all-cash buyer, closing can happen in 10 to 14 days, while financed purchases may take 30 to 45 days. Once the lender clears, you can schedule the final document signing.

CLOSING COSTS

Transfer Tax:
This is the fee you'll pay when the home’s title is transferred to the buyer at closing.

Owner's Title Insurance:
You'll see two title insurance fees at closing: one for the owner and one for the lender, the latter typically paid by the buyer.

Escrow and Closing Fees:
Escrow providers charge to manage closing, usually splitting the fee 50-50

Prorated Property Taxes:
You'll need to settle property taxes up to the closing date, which varies by state.

HOA Fees:
If applicable, ensure your HOA dues are paid through closing.

Credit Toward Closing Costs:
In a buyer's market, you might offer a credit to cover the buyer's closing costs. This will appear as a line item on your closing documents.

Sign the papers and exchange documents

After the inspection and negotiations, you can proceed with completing the sale. This step involves managing a significant amount of paperwork, including the following:

- The property deed
- The purchase agreement
- Any water, sewerage and tax bills
- Final utility readings
- Title Insurance policy
- Any service records or warranties

Closing CHECKLIST

BEFORE CLOSING DAY

- Gather all closing documents
- Notify everyone about your moving
  - Employers
  - Family & friends
  - Local post office
  - Current landlord
  - Government agencies
  - Subscriptions
  - Insurance providers
  - Veterinarian and kennel
  - Utilities / phone / internet
  - Banks and credit unions
  - Medical care providers
  - Schools
- Put all the keys and remotes in one place
- Cancel your current home insurance
- Cancel or transfer current home utilities
- Gather any appliance manuals, warranties
- Close any open valves
- Deep clean
- Close curtains, lock windows
- Shut off lights
- Unplug everything

ON CLOSING DAY

Bring the following items with you

- Photo ID for all the sellers
- A pen
- Receipts / home repair documents
- Main keys and codes to access your home
- Your home's deed
- Form of payment for all the closing costs

AFTER CLOSING DAY

- Gather all closing documents
- Notify everyone about your moving

FROM OFFER TO CLOSING

step-by-step closing timeline

From reviewing offers to negotiating terms and guiding you through inspections, appraisals, and closing, I'll handle the details so you can move forward with confidence.

OFFER SUBMITTED & NEGOTIATION (1–3 DAYS)

Buyer submits a written offer with terms (price, contingencies, closing date).
Seller reviews, negotiates, and either accepts or counters.
Once agreed, both parties sign a purchase agreement.

INSPECTIONS & APPRAISAL (1–3 WEEKS)

Home inspection: Buyer checks property condition (repairs may be negotiated).
Appraisal: Ordered by lender to confirm property value.
Title search: Ensures clear ownership and no liens.

LOAN APPROVAL & UNDERWRITING (2–4 WEEKS)

Buyer submits final documents to lender.
Underwriting verifies income, credit, and property details.
Once approved, the lender issues a clear to close.

CLOSING PREPARATION (3–5 DAYS BEFORE CLOSING)

Buyer receives Closing Disclosure (final loan terms & costs).
Buyer wires funds for down payment & closing costs.
Seller prepares final documents, including deed transfer.

CLOSING DAY (1 DAY)

Both parties sign documents with escrow/title company.
Buyer's loan is funded and seller receives proceeds.
Title transfers, buyer gets the keys.

Typical timeline: 30–60 days from offer to closing (may vary based on financing, inspections, or negotiations).

KEY FACTORS THAT INFLUENCE A TIMELINE

Buyer Financing – Cash buyers close quicker, while mortgage approvals can take longer.
Inspections & Appraisals – Delays can occur if issues arise that need repairs or renegotiation.
Title & Legal Issues – Any liens, disputes, or title complications may extend closing.
Negotiations – Back-and-forth on terms, repairs, or concessions can add time.

Seller QUESTIONNAIRE

SELLER INFORMATION

NAME:

PROPERTY ADDRESS:

MOBILE:

WORK PHONE:

EMAIL:

CO-SELLER INFORMATION

NAME:

MOBILE:

WORK PHONE:

EMAIL:

SELLER DETAILS

IDEAL TIMELINE FOR SELLING:

IDEAL MOVE-OUT DATE:

ARE THERE ANY EXISTING MORTGAGES?

☐ Yes ☐ No

HOW MUCH ARE YOU ASKING FOR YOUR HOUSE?

$

HOUSE DETAILS

BEDROOMS:

BATHROOMS:

SQFT

GARAGE SPACE:

FINISHED BASEMENT:

☐ Yes ☐ No

HOUSE TYPE:

AGE OF HOME:

SPECIAL FEATURES:

UPDATES:

NEIGHBORHOOD AMENITIES:

HOME SELLER FAQS

Your questions covered

Q: How do I know what my home is worth?

A: I provide a Comparative Market Analysis (CMA), which reviews recent sales, current competition, and market trends to determine the best pricing strategy.

Q: How long will it take to sell my home?

A: Timing depends on price, condition, and local demand. Most homes sell within 30–60 days in an active market.

Q: Do I need to make repairs before listing?

A: Small updates, fresh paint, and curb appeal improvements can boost buyer interest. I'll advise on which fixes bring the best return.

Q: Who pays the closing costs?

A: Sellers typically cover agent commissions, title, transfer taxes, and prorated property taxes. Buyers handle their own lender and financing costs.

Q: Should I stage my home?

A: Yes—staged homes often sell faster and for more money because buyers can picture themselves living there.

Q: What happens once I accept an offer?

A: The home goes into escrow. The buyer completes inspections, the appraisal is ordered, and financing is finalized before closing.

Q: What if the buyer's inspection reveals problems?

A: Buyers may request repairs or credits. I'll help negotiate terms that protect your bottom line.

Q: How much will I walk away with?

A: After subtracting mortgages, closing costs, and fees, I'll provide you with a Seller's Net Proceeds Estimate so you know your numbers upfront.

buyer's agent COMPENSATION SCENARIOS

2026 Scenarios Explained

Buyer agent compensation is now negotiated separately and transparently. Sellers may choose whether to offer compensation to a buyer's broker, and buyers typically sign a written agreement outlining how their agent is paid before touring homes.

Understanding how compensation works helps you position your home strategically and avoid surprises during negotiations.

SELLER OFFERS FULL COMPENSATION

The seller offers to compensate the buyer's agent at an agreed percentage or amount.

What this means:

- The buyer does not need to pay their agent directly at closing (beyond agreed terms in their buyer agreement).
- The home may attract a broader pool of buyers.
- Negotiations tend to move more smoothly.

This remains common in many Florida transactions.

SELLER OFFERS PARTIAL COMPENSATION

Sometimes the seller offers a lower compensation than standard. In this case;

The seller offers less than the buyer's agreed compensation amount.

In this case:

- The buyer may request the seller increase compensation.
- The buyer may increase their offer price to offset the difference.
- The buyer may agree to pay the remaining portion directly to their agent at closing.

This scenario is becoming more common as compensation structures vary.

SELLER OFFERS NO COMPENSATION

In uncommon cases, seller does not offer commission to buyer's agent. In this case;

The seller chooses not to offer compensation to a buyer's agent.

In this case:

- The buyer is responsible for compensating their agent according to their written agreement.
- The buyer may negotiate compensation as part of the offer.
- The buyer may adjust the offer price accordingly.

While less common in residential markets, this option exists under current industry rules.

benefits of

PAYING BUYER'S AGENT COMMISSION

ATTRACT MORE BUYERS

Including a buyer's agent commission in your sale price can attract more buyers, especially those with limited upfront funds. This allows them to finance the commission through their mortgage or lower their initial costs. However, omitting buyer's agent compensation may limit your market exposure.

HIGHER SELLING PRICES

Properties that include a buyer's agent commission often attract more serious buyers, who may be willing to pay a higher price for a well-represented home. Conversely, excluding the commission might deter buyers, as they may filter out properties without a competitive commission offer.

FASTER SALE

Properties offering a commission to buyer's agents often sell faster. In a competitive market, including this commission increases appeal, attracting more interest and leading to quicker sales with more showings and offers.

SMOOTHER TRANSACTION PROCESS

Paying the buyer's agent's commission promotes cooperation among real estate professionals, resulting in smoother transactions. Buyers get valuable support, and sellers attract more engaged buyers, leading to easier negotiations and fewer obstacles.

SIMPLIFIED NEGOTIATION PROCESS

With commission costs out of the equation, negotiations can concentrate solely on the property's price, making the discussion more straightforward.

ENHANCED SELLER REPUTATION

Sellers who cover commission costs are often seen as more motivated and cooperative, which can attract serious and qualified buyers.

WHAT TO EXPECT

PROFESSIONAL GUIDANCE

PRICING STRATEGICALLY

STRONG NEGOTIATION SKILLS

PERSONAL REPUTATION

LARGE NETWORK

GREATER EXPOSURE

COMPREHENSIVE MARKETING

LOYALTY & RESPECT

HONESTY & INTEGRITY

STRONG COMMUNICATION

TIMELY & REACHABLE

Align Right Realty Carrollwood

3903 Northdale Blvd, STE 115W Tampa, FL 33624

Let's connect!

Davis & Garnett Commercial / Residential Advisors

In today's ever-changing real estate market, it's crucial to have a trusted advisor by your side who understands the local nuances and can help you achieve your real estate goals. With years of experience and a passion for real estate, we are committed to making your property selling journey a seamless and successful one.

CONTACT INFO

727-808-3344
941-737-4127

www.yourwebsite.com

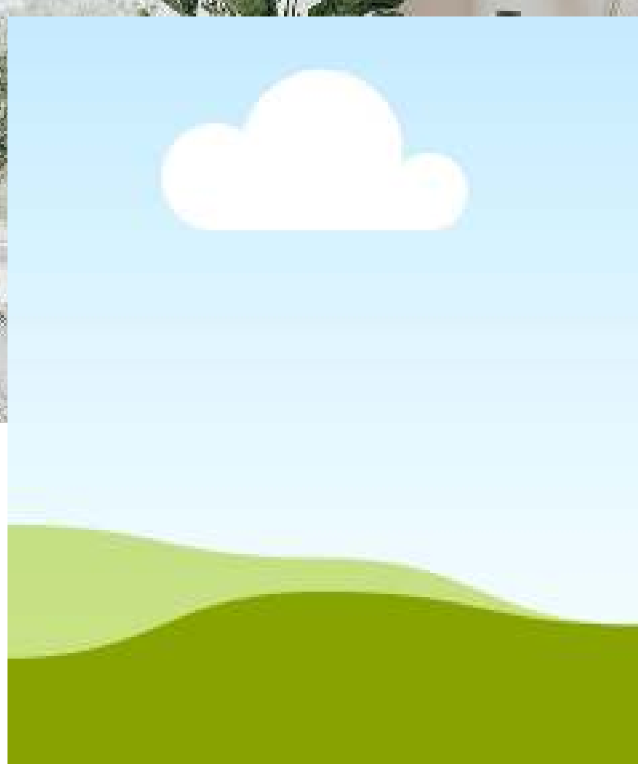
rachaellgarnett@gmail.com,
msdavis118@gmail.com

3903 Northdale Blvd, STE 115W
Tampa, FL 33624

LISTING PRESENTATION

from listed to sold

HELPING YOU ACHIEVE YOUR REAL ESTATE GOALS



LAURA BOULEVARD

YOUR LOCAL REAL ESTATE AGENT

follow us

LISTING PRESENTATION

from listed to sold

HELPING YOU ACHIEVE YOUR REAL ESTATE GOALS

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Julia BOULEVARD REAL ESTATE

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LISTING PRESENTATION

from listed to sold

RICHMOND JANUARY 2023

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LISTING PRESENTATION

from listed to sold

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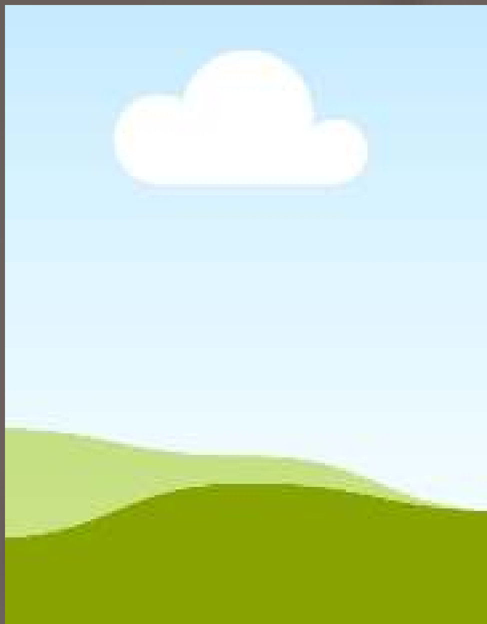


LAURA BOULEVARD
REAL ESTATE AGENT

My track record

HOMES SOLD	AVG DAYS ON MARKET
136	7

AVG. PRICE	LIST TO SELL RATIO
$712K	98%

+123-456-7890 mobile
youremail@email.com
www.yourwebsite.com

Let's connect!

@yourname

Hello there!

Turning Real Estate Goals Into Reality

I've lived in this neighborhood for [x] years, and have helped residents buy and sell homes for [x] years. I expertly navigate the local market and help clients make informed decisions with my knowledge and dedication to excellent customer service, always going above and beyond for a positive client experience.From setting the right price to marketing your property to potential buyers, I have the knowledge and skills to get your home sold quickly and for the best price.

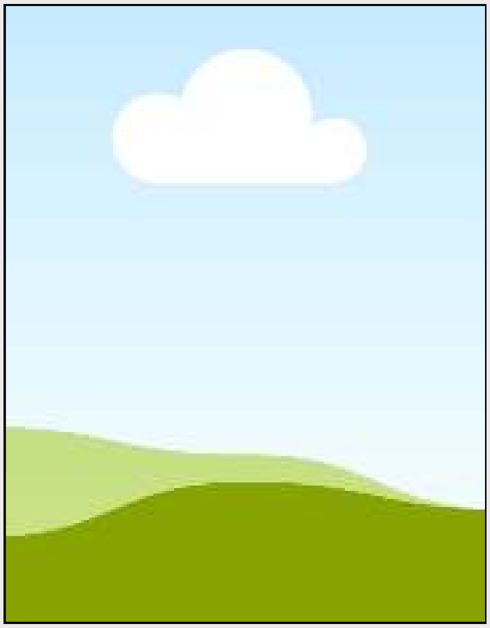
I start by providing a detailed market analysis to give you a better understanding of your home's value. Then, I create a customized marketing plan that highlights the unique features of your property to attract the right buyers.

I will also handle all showings and open houses, as well as negotiating offers and handling all the paperwork.

With my strong network of industry professionals, I can also assist with home staging, home inspections, and other necessary services to make the selling process as smooth as possible.

Don't let the process of selling your home stress you out. Call me today to schedule a consultation and let's get started on selling your home!

Julia Marshall



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REAL ESTATE AGENT

My track record

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Julia Marshall

Hello there!

LAURA BOULEVARD

Succeeding in today's real estate market can be quite a puzzle. There has been a noticeable increase in inventory levels, resulting in extended selling periods for homes. The services of a seasoned expert have never been more crucial.

With the right marketing strategies and the guidance of a skilled real estate agent, you can still achieve excellent results in any market. Our approach is all about crafting a customized marketing plan for each property, ensuring that it finds its ideal buyer promptly and at the best possible price.

In the face of increased competition, it's vital to put in the effort to prepare your home and have a thoughtful game plan. Our team is well-equipped to thrive in the challenging market conditions we're experiencing. So, if you're thinking selling your home in today's market, we encourage you to get in touch with our company. We're delighted to offer you a complimentary, no-obligation full home evaluation, tailored to your unique situation. Let's navigate this market together!

Laura Boulevard

123-456-7890 office

youremailaddress@hotmail.com

www.yourwebsite.com

123 Anywhere St., Any City

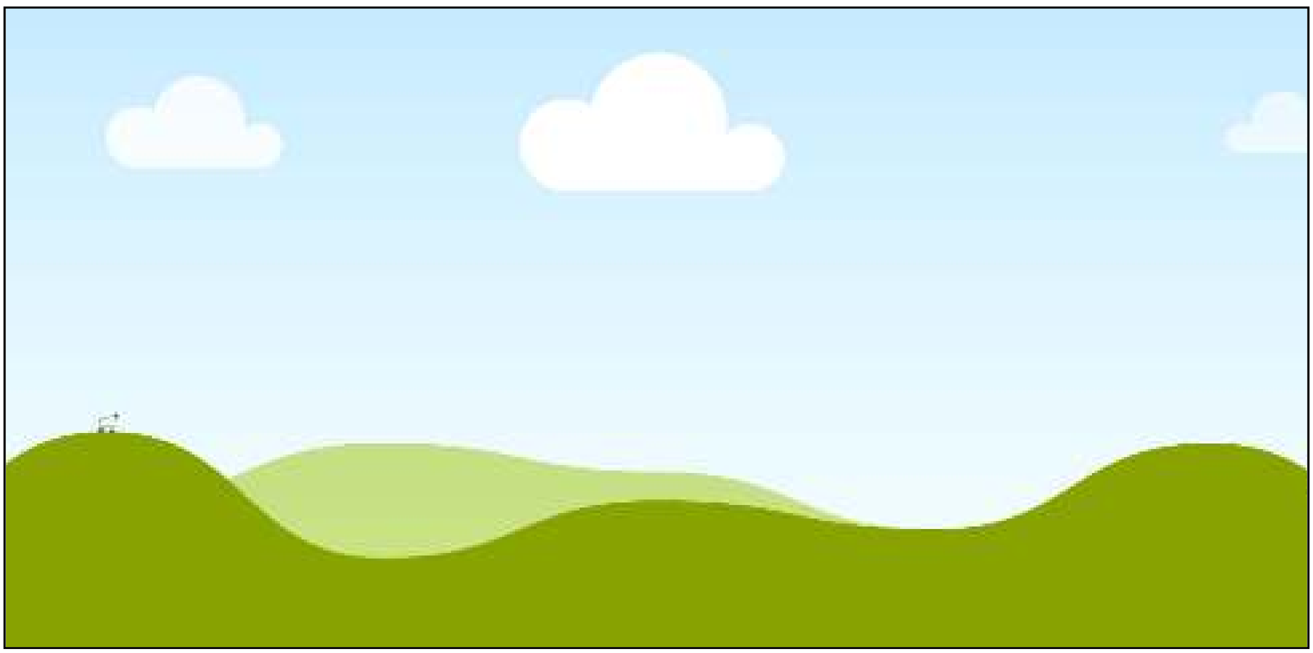
Let's connect!

@yoursocialhandle

OUR COMPANY

If you're looking to sell your property, [Company Name] is here to help. Our experienced agents specialize in helping sellers in the [City/Area] area achieve their real estate goals. We use a personalized approach to understand your unique needs and preferences, and provide tailored solutions to help you get the best possible outcome.

With our deep knowledge of the [City/Area] real estate market and our commitment to providing exceptional service, we are confident that we can help you achieve your real estate goals. Contact us today to learn more about how we can help you sell your property for the best possible price.



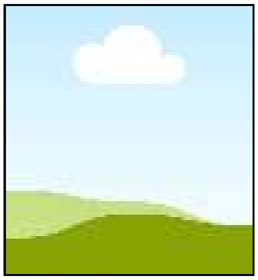
EXPERT TEAM

STRONG NEGOTIATION

ACCURATE VALUATIONS

INNOVATIVE MARKETING

MEET THE TEAM



AGENT'S NAME HERE

Real Estate Agent

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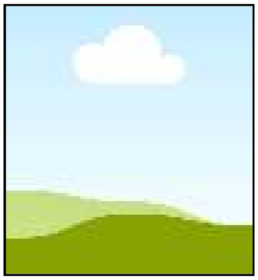

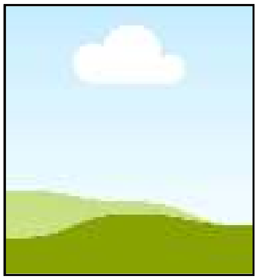

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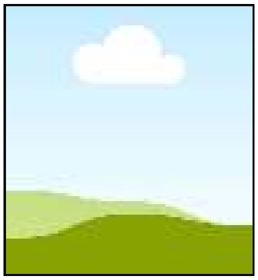

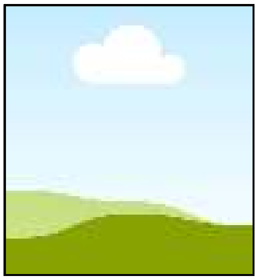

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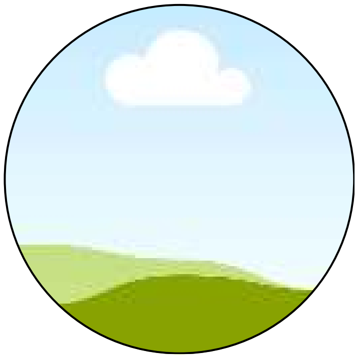
MEET THE TEAM



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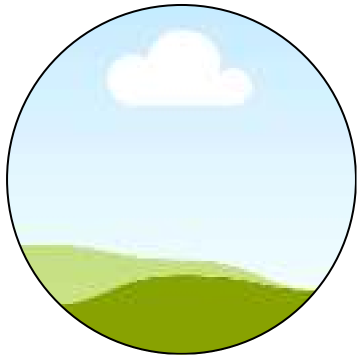

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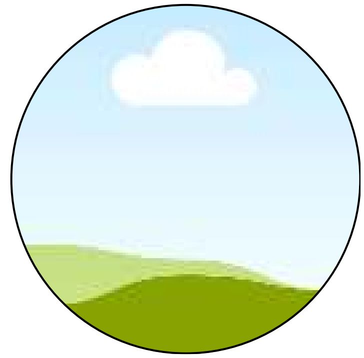

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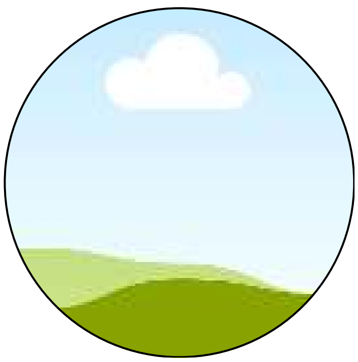

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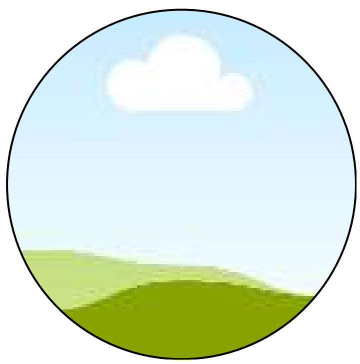

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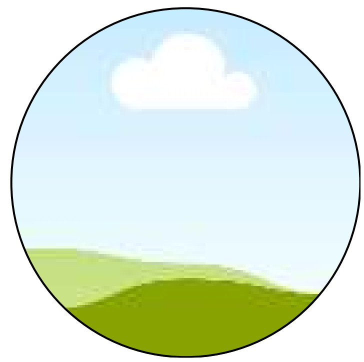


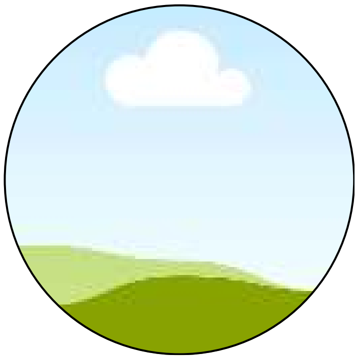
AGENT'S NAME
Realtor

We exceed your expectations

We are pleased to introduce our brokerage company, [Company Name]. We are a team of experienced and dedicated real estate professionals who are committed to providing the highest level of service to our clients.

We pride ourselves on our excellent communication skills, attention to detail, and ability to navigate the complex world of real estate transactions with ease. We would be honored to have the opportunity to work with you,

MEET THE TEAM



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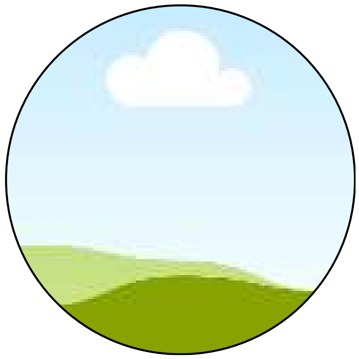

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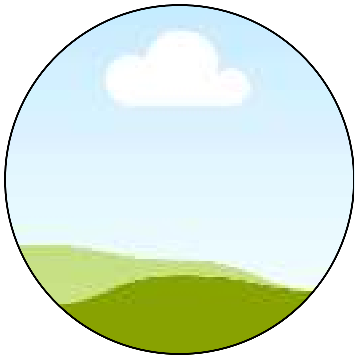

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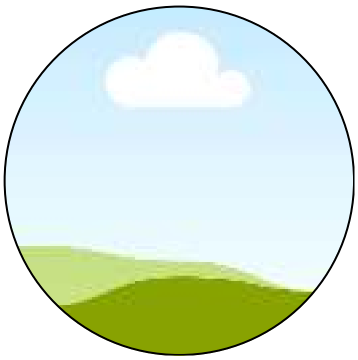

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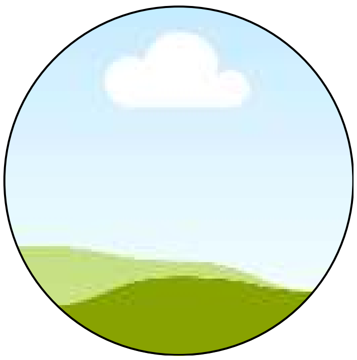

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Proven Marketing

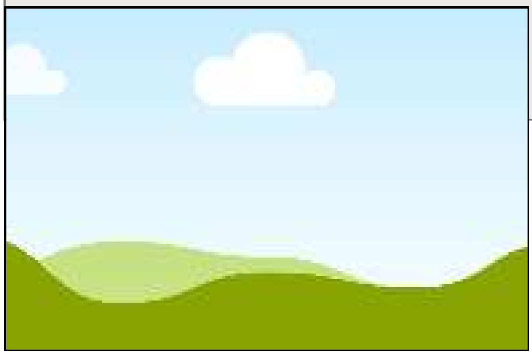
EXCEPTIONAL RESULTS

My marketing approach is tailored to your home. I combine professional photos, video, and staging with both digital and traditional outreach to maximize exposure. From social media and online platforms to postcards and open houses, I target the right buyers and adjust strategies based on feedback. This personalized plan ensures more visibility, stronger offers, and the best return on your investment.

similar

ACTIVE LISTINGS

123 ADDRESS CITY, STATE,ZIP



YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
2017	21	$3.110	1234	523

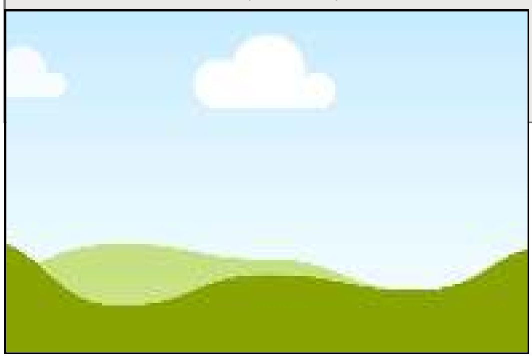
features

- Open floor plan
- Remodeled kitchen
- Heated floors
- New roof
- Pool

4 3 2 2

Listing Price
$460.000

123 ADDRESS CITY, STATE,ZIP



YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
2017	21	$3.110	1234	523

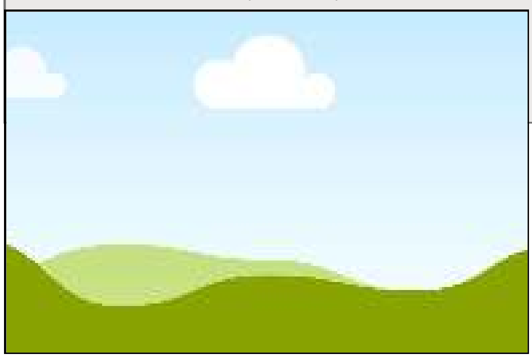
features

- Open floor plan
- Remodeled kitchen
- Heated floors
- New roof
- Pool

4 3 2 2

Listing Price
$460.000

123 ADDRESS CITY, STATE,ZIP



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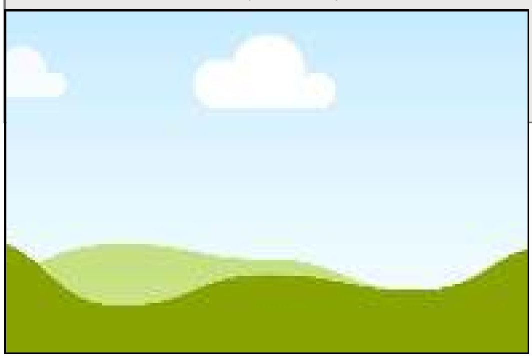


YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
2017	21	$3.110	1234	523

features

- Open floor plan
- Remodeled kitchen
- Heated floors
- New roof
- Pool

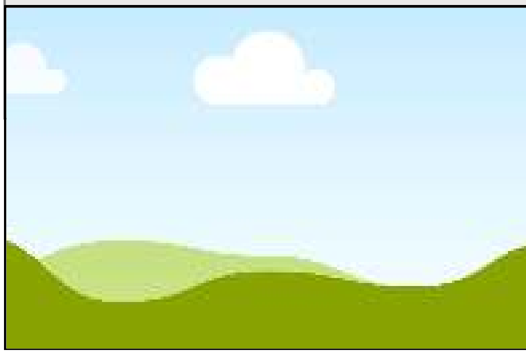
4 3 2 2

Listing Price
$460.000

similar

SOLD LISTINGS

123 ADDRESS CITY, STATE,ZIP



YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
2017	21	$3.110	1234	523

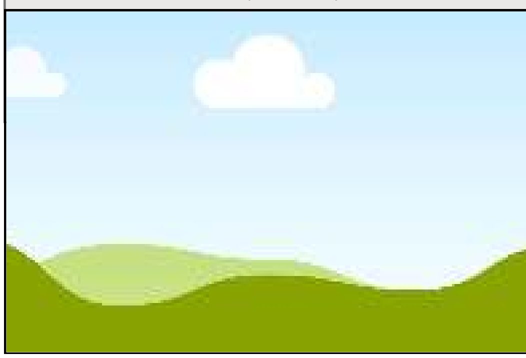
features

- Open floor plan
- Remodeled kitchen
- Heated floors
- New roof
- Pool

4 3 2 2

Listing Price	Sold Price
$460.000	$472.000

123 ADDRESS CITY, STATE,ZIP



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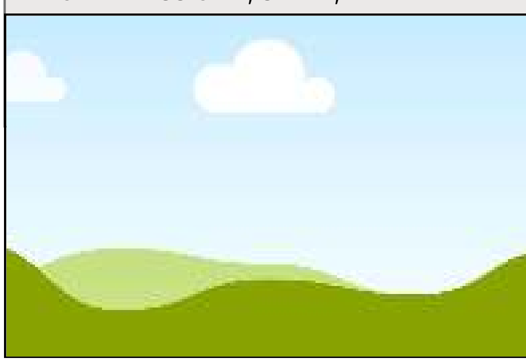

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$460.000	$472.000

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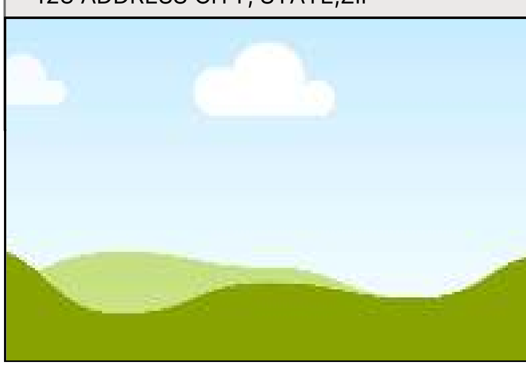


YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
2017	21	$3.110	1234	523

features

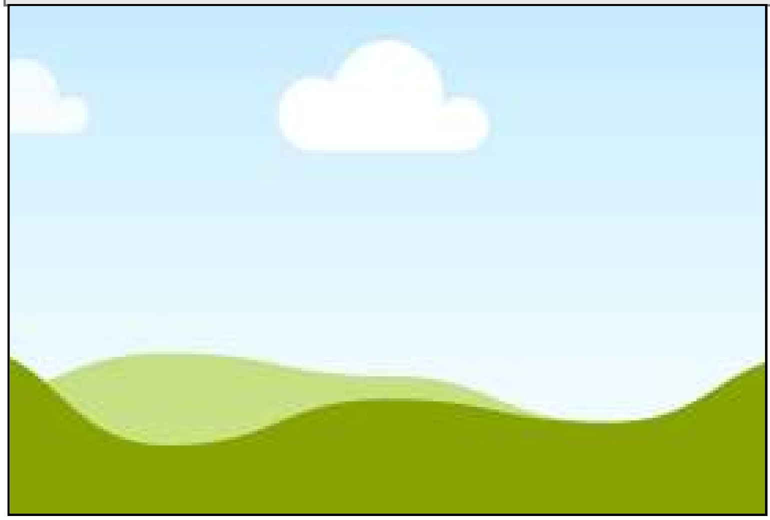
- Open floor plan
- Remodeled kitchen
- Heated floors
- New roof
- Pool

4 3 2 2

Listing Price	Sold Price
$460.000	$472.000

similar ACTIVE LISTINGS

LISTING PRICE	YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
$960.000	2017	21	$3.110	1234	523

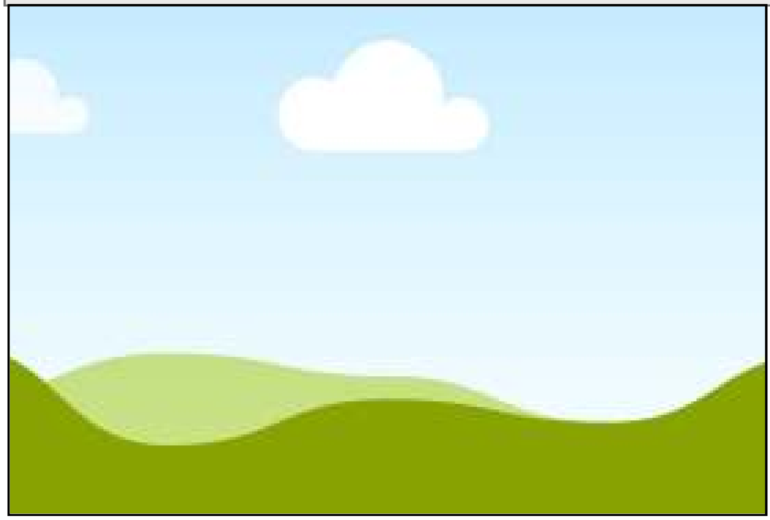


PROPERTY TYPE	Single Family
SIDING MATERIAL	Stucco
BASEMENT	Finished

4 3 2 2

- Remodeled kitchen
- Heated floors
- Pool

LISTING PRICE	YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
$960.000	2017	21	$3.110	1234	523



PROPERTY TYPE	Single Family
SIDING MATERIAL	Stucco
BASEMENT	Finished

4 3 2 2

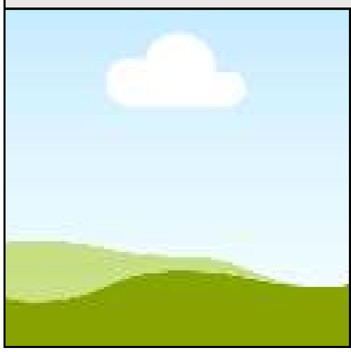
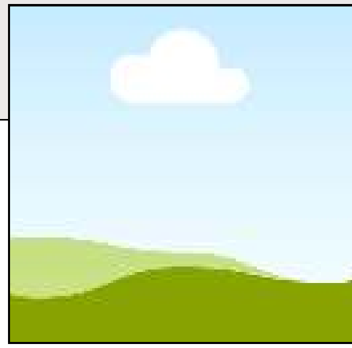
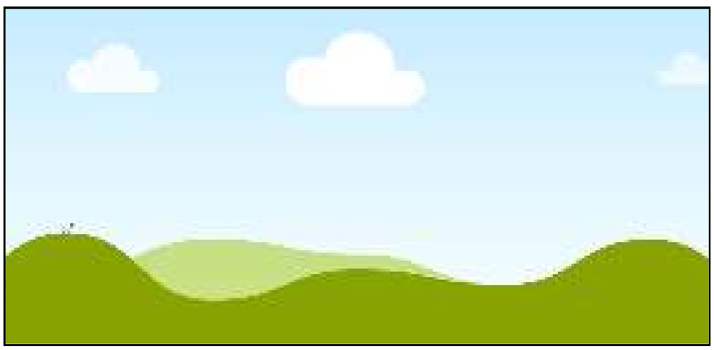
- Remodeled kitchen
- Heated floors
- Pool

123 AVENUE, ADDRESS, MI 1234

similar

ACTIVE LISTINGS

123 AVENUE, ADDRESS, MI 1234

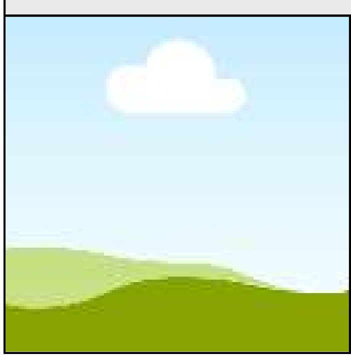
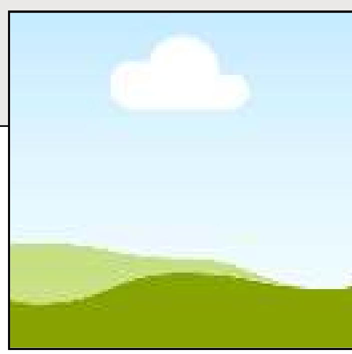
LISTING PRICE	PER SQ.FT	DAYS ON MARKET
$460.000	$3.110	21

PROPERTY TYPE	Single Family
YEAR BUILT	2009
LOT SIZE	1234 sq.ft.
HOME SIZE	12345 sq.ft.
BASEMENT	Finished

4 3 2 2

- Remodeled kitchen
- Heated floors
- Pool

123 AVENUE, ADDRESS, MI 1234


LISTING PRICE	PER SQ.FT	DAYS ON MARKET
$460.000	$3.110	21

PROPERTY TYPE	Single Family
YEAR BUILT	2009
LOT SIZE	1234 sq.ft.
HOME SIZE	12345 sq.ft.
BASEMENT	Finished

4 3 2 2

- Remodeled kitchen
- Heated floors
- Pool

similar

ACTIVE LISTINGS

SOLD PRICE	YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
$960.000	2017	21	$3.110	1234	523

123 AVENUE, ADDRESS, MI 1234

PROPERTY TYPE	Single Family
SIDING MATERIAL	Stucco
BASEMENT	Finished

4 3 2 2

SOLD PRICE	YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
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123 AVENUE, ADDRESS, MI 1234

PROPERTY TYPE	Single Family
SIDING MATERIAL	Stucco
BASEMENT	Finished

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SOLD PRICE	YEAR BUILT	DAYS ON MARKET	PRICE PER SQ.FT	LOT SIZE SQ.FT.	HOME SIZE SQ.FT.
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123 AVENUE, ADDRESS, MI 1234

PROPERTY TYPE	Single Family
SIDING MATERIAL	Stucco
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4 3 2 2

similar

SOLD LISTINGS

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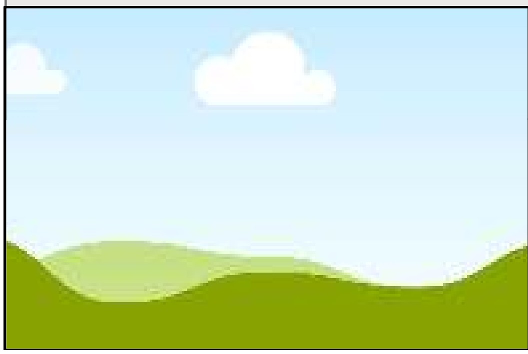

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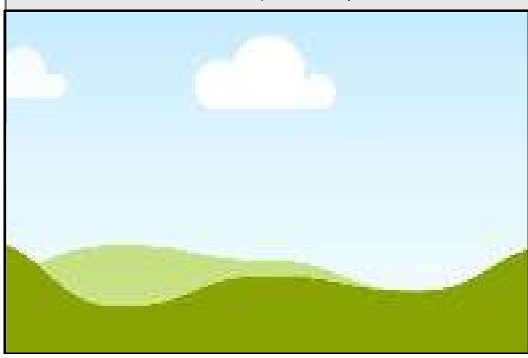

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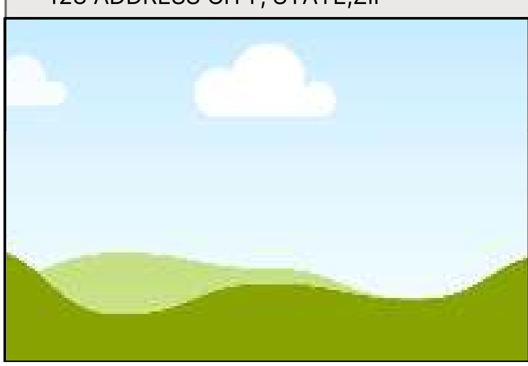

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similar

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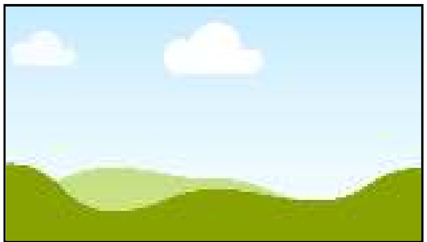


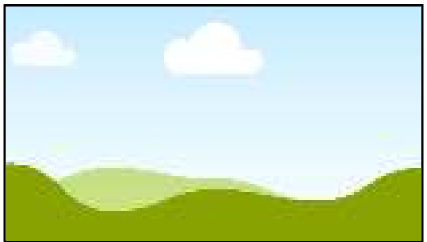
4 3 2 2

YEAR BUILT 2017
HOUSE TYPE Single Family
LOT SIZE 234 sq.ft
HOME SIZE 123 sq.ft

- Remodeled kitchen
- Heated floors
- New roof
- Pool

21 days on market

Listing Price	Sales Price
$460.000	$490.000



4 3 2 2

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HOUSE TYPE Single Family
LOT SIZE 234 sq.ft
HOME SIZE 123 sq.ft

- Remodeled kitchen
- Heated floors
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- Pool

21 days on market

Listing Price	Sales Price
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HOUSE TYPE Single Family
LOT SIZE 234 sq.ft
HOME SIZE 123 sq.ft

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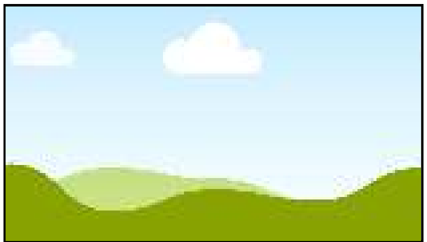

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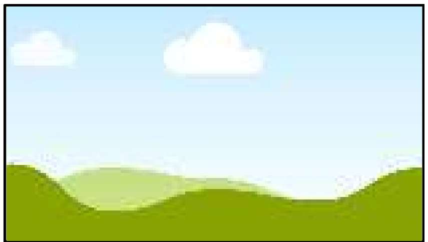

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Before our meeting
It's helpful to have the following documents ready:

- **Property Deed:** Proof of ownership of the property.
- **Mortgage Information:** Details about your current mortgage, including the outstanding balance and terms.
- **Homeowner's Insurance Policy:** Information about your current insurance coverage for the property.
- **Home Inspection Reports:** Any recent inspection reports or records of repairs and maintenance done on the property.
- **HOA Documents:** If your property is part of a homeowners association, provide relevant documents such as bylaws, covenants, and financial statements.
- **Appraisal Report:** Copy of a previous appraisal to confirm square footage.
- **Utility Bills:** Average monthly bills for utilities such as water, electricity, and gas.
- **Home Warranty:** If applicable, provide information about any existing home warranty coverage.
- **Property Tax Records:** Documentation showing your property tax history and current assessment.
- **Renovation Documentation:** Records of any renovations, upgrades, or additions made to the property, along with permits if required.

LAURA BOULEVARD
REAL ESTATE AGENT

@yoursocialhandle

YOUR LOGO
SLOGAN HERE

CONTACT INFO

+123-456-7890
www.website.com
yourname@mail.com
Address, City, State, Zip

WHAT TO EXPECT

PROFESSIONAL GUIDANCE

PRICING STRATEGICALLY

STRONG NEGOTIATION SKILLS

PERSONAL REPUTATION

LARGE NETWORK

GREATER EXPOSURE

COMPREHENSIVE MARKETING

LOYALTY & RESPECT

HONESTY & INTEGRITY

STRONG COMMUNICATION

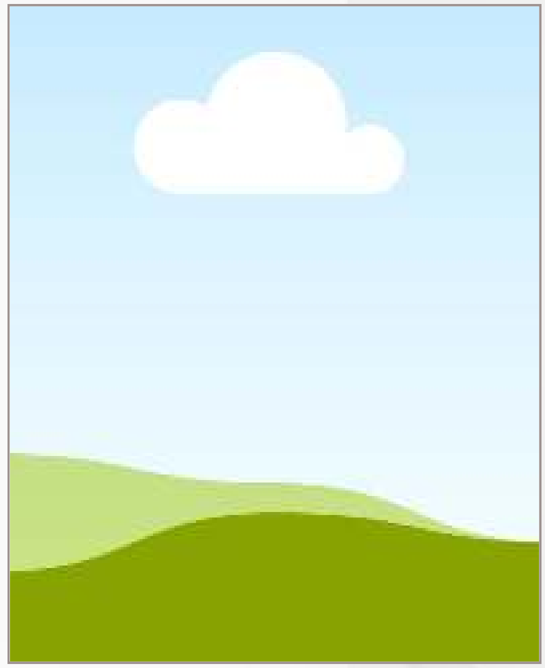
TIMELY & REACHABLE

BROKERAGE NAME

123 Street, Anywhere, State
123-456-7890

Let's connect!

@yoursocialhandle



LAURA BOULEVARD

Real Estate Agent

In today's ever-changing real estate market, it's crucial to have a trusted advisor by your side who understands the local nuances and can help you achieve your real estate goals. With years of experience and a passion for real estate, I'm committed to making your property selling journey a seamless and successful one.

CONTACT INFO

+123-456-7890

www.yourwebsite.com

yourname@youremail.com

Address, City, State, Zip