

Seller's

GUIDE



THE MIDKIFF TEAM
-RESERVE REALTY GROUP-



Hello!

I AM AMANDA MIDKIFF

nice to meet you!

As a real estate agent, I am passionate about helping my clients find their dream homes. With my extensive knowledge of the local market and my dedication to understanding their unique needs and preferences, I am committed to finding the perfect property for each and every one of them. I pride myself on providing exceptional customer service, guiding my clients through the entire buying process with honesty, transparency, and open communication. With my expertise and personalized approach, I am confident that I can help my clients achieve their real estate goals.



@TheMidkiffTeam

About us



MEET THE *Team*



AMANDA MIDKIFF

REAL ESTATE AGENT & TEAM LEADER

Whether it's helping clients or other realtors, I am happy to be of assistance. Helping others is at my core. I am here for my buyers, my agents and their clients to make their dreams reality!

SARAH BOOTH

REAL ESTATE AGENT

I'm a passionate real estate agent dedicated to helping clients find their dream homes. With extensive market knowledge and exceptional customer service, I guide clients through the buying process with honesty and transparency and great communication.



THE *Process*



HOME SELLER'S *Roadmap*



Factory



Determining FACTORS

WILL MY PROPERTY SELL OR NOT SELL?

FACTOR 1 *pricing*

When presenting a home to buyers, it's important to price the home correctly. This will set realistic expectations and attract serious buyers, ultimately leading to a successful sale for the seller. In order to sell your home HIGHER than the market average - it has to be listed at the correct price from the start.

FACTOR 2 *how it works*

It is important to have your home ready for market on day one.

I will help you make sure your home is ready for showings and online by:

- ✓ Identifying essential repairs that need to be done
- ✓ Addressing decluttering & removing personal items
- ✓ Providing ways to prioritize making sure the home clean and smells fresh
- ✓ Providing simple changes to keep the most profit in your pocket.
- ✓ Tips on cost effective ways to neutralize the space.

FACTOR 3 *marketing*

I offer PROVEN MARKETING STRATEGIES to help get your home sold quickly and for top dollar.

- ✓ PROSPECTING
Prospecting for potential buyers, talking with neighbors, our co-op agents, and past clients.
- ✓ MARKETING
The second you sign with me, I go to work on marketing your home! COMING SOON MARKETING, ONLINE MARKETING, SOCIAL MEDIA MARKETING and PRINT MARKETING are all part of the success of getting your home seen by the most potential buyers, selling your home faster and for more money than the competition.
- ✓ COMMUNICATION
You can expect me to actively communicate with you through every step of the process. Diligently sharing feedback from showings, following up with agents after viewing the home, and calling weekly to discuss the progress from the previous week.



OUR TEAM ADVANTAGE

✓ BOOSTED ONLINE EXPOSURE

Today's market is centered on technology. Buyers are performing their searches online, so it is important that your listing is ranked high and shown in its best light. Studies show that online buyers disregard homes with limited photos, low-quality photos, and minimal information. I will be sure to take the extra steps to get maximum exposure for your home and give the online shopper a wealth of information, as well as quality photos, and video tours.

✓ PROFESSIONAL PHOTOGRAPHY PROVIDED

BEFORE *Listing*



Listing STRATEGY

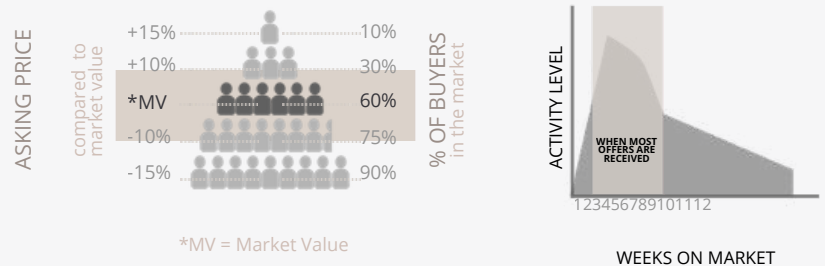


PRICING STRATEGY

Taking a close look at the market analysis in your area, we will price your home correctly the first time so that it will sell quickly.

If your home is priced at fair market value, it will attract the largest number of potential buyers in the first few weeks.

If a home is overpriced it will attract the fewest number of buyers looking to purchase a home. The majority of home buyers look at many homes and quickly get a feel for the price range that homes sell for in a given condition and location.



PROFESSIONAL STAGING

To make sure your home is shown in the best light to buyers, I can provide a professional staging consultation to ensure your home is ready to hit the market. A stager's job is to neutralize your home to appeal to the maximum number of potential buyers. You can determine if this is a service you feel has value for you.

PROFESSIONAL PHOTOGRAPHY

In today's market, home buyers are searching online first. It is imperative that the photos of your home are of the best quality to catch the buyers attention and stand out from the competition. Having more eyes on your home, is the fastest way to get it sold and sell for top dollar.

AGENT MARKETING

I am part of a very large agent network. I will reach out to this network to see if your home might be a great fit for one of their buyers. This agent network is key to connecting buyers with your home as 9 out of 10 residential sales involve real estate agents.

ADVERTISING & MARKETING

Correctly marketing a property is imperative to a successful sale. I focus most of my attention on this. My expertise is increasing brand awareness and attracting hundreds of buyers per month.



Preparing TO LIST



Preparing TO LIST

MAXIMIZE YOUR HOME'S POTENTIAL

A clean, neutral, and streamlined look helps buyers to imagine what life would be like in your home. The action points below will help them be able to do that.

01 EXTERIOR

- Wash or paint the home's exterior
- Paint the front door
- Keep the yard nicely trimmed
- Keep the lawn free of clutter
- Weed and freshly mulch garden beds
- Clean interior and exterior windows
- Apply fresh paint or stain to wooden fences

02 INTERIOR

- Remove personal items, excessive decorations & extra furniture
- Clean or replace carpets
- Get rid of clutter & organize and clean closets
- Apply a fresh coat of paint to walls, trim and ceilings
- Replace outdated ceiling fixtures, and clean lighting fixtures. Minimize and clean pet areas in the home
- Be sure that all light bulbs are in working order

03 FRESHEN THE PAINT & FIXTURES

- A new coat of exterior paint helps a home's curb appeal. It isn't a low-budget item, but if you can swing it...DO IT
- If you can't paint the entire home, paint the trim. This is a relatively simple thing to do and it helps give a home that wow factor
- Update exterior light fixtures. This can quickly give a home an updated look
- Put a fresh coat of paint on the front door



Staging YOUR HOME



THE ART OF *Staging*

Staging a home can have numerous benefits when selling. Staging can make rooms feel more spacious and functional. This helps buyers visualize themselves living in the home, increasing the likelihood of a sale. Staged homes tend to photograph better, which attract more online interest and showings. Ultimately, staging helps a home stand out among and potentially command a higher sale price.



STAGED HOMES
SPENT **90%** LESS
TIME ON THE
MARKET

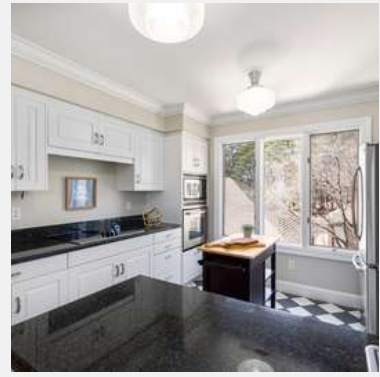
STAGED HOMES
INCREASED SALE
PRICE UP TO
50%

BENEFITS OF STAGING

- ✓ LESS TIME ON THE MARKET
- ✓ INCREASED SALE PRICE
- ✓ HIGHLIGHTS THE BEST FEATURES OF THE HOME
- ✓ DISGUISES FLAWS OF THE HOME
- ✓ DEFINES SPACES AND REVEAL THE PURPOSE OF EACH SPACE
- ✓ DEMONSTRATES THE HOMES FULL POTENTIAL
- ✓ CREATES THE WOW FACTOR YOU WILL NEED IN PHOTOS TO MAKE YOUR HOME STAND OUT

A lasting IMAGE





Real estate photography

A PICTURE SAYS A THOUSAND WORDS

Having professional photos of a home is imperative in the selling process. High-quality photos can showcase the home's best features, attract more potential buyers, and ultimately lead to a quicker sale at a higher price point. Most buyers are finding their homes online and photos are the first impression of your home. As your agent, I will ensure that your home will be shown in its best light.



QUALITY PHOTOS
ENJOY **118%** MORE
ONLINE VIEWS

PROFESSIONALLY SHOT
LISTINGS CAN SELL FOR
UP TO **19K MORE**

POTENTIAL BUYERS LOOK
AT PROFESSIONALLY
SHOT PHOTOS **10 TIMES**
LONGER THAN NON
PROFESSIONAL PHOTOS

INTERESTING FACTS



PROFESSIONAL *videography*

VIDEO IS THE NUMBER ONE FORM OF MEDIA FOR ENGAGEMENT

REAL ESTATE LISTINGS
WITH VIDEO RECEIVE
403% MORE INQUIRIES

VIDEOS ATTRACT
300% MORE TRAFFIC
FOR NURTURING
LEADS.

INTERESTING
FACTS

70% OF HOMEBUYERS
WATCH VIDEO HOUSE
TOURS

AERIAL *photography*

USING AERIAL PHOTOGRAPHY IN REAL ESTATE CAN SHOW BUYERS A MUCH MORE ACCURATE DEPICTION OF WHAT THE PROPERTY IS TRULY LIKE.



BENEFITS OF HAVING AERIAL PHOTOS

- ✓ PROVIDES VIEWS OF THE ENTIRE PROPERTY & LAND
- ✓ THE CONDITION OF THE ROOF AND OTHER PROPERTY FEATURES
- ✓ THE NEIGHBORHOOD AND SURROUNDING AREA, INCLUDING THE HOME'S PROXIMITY TO SCHOOLS & AMENITIES
- ✓ DEVELOPMENTS OR LOCAL DISTRICTS THAT ARE SUPPORTED BY THE BUYER'S PROPERTY TAXES

Virtual TOURS

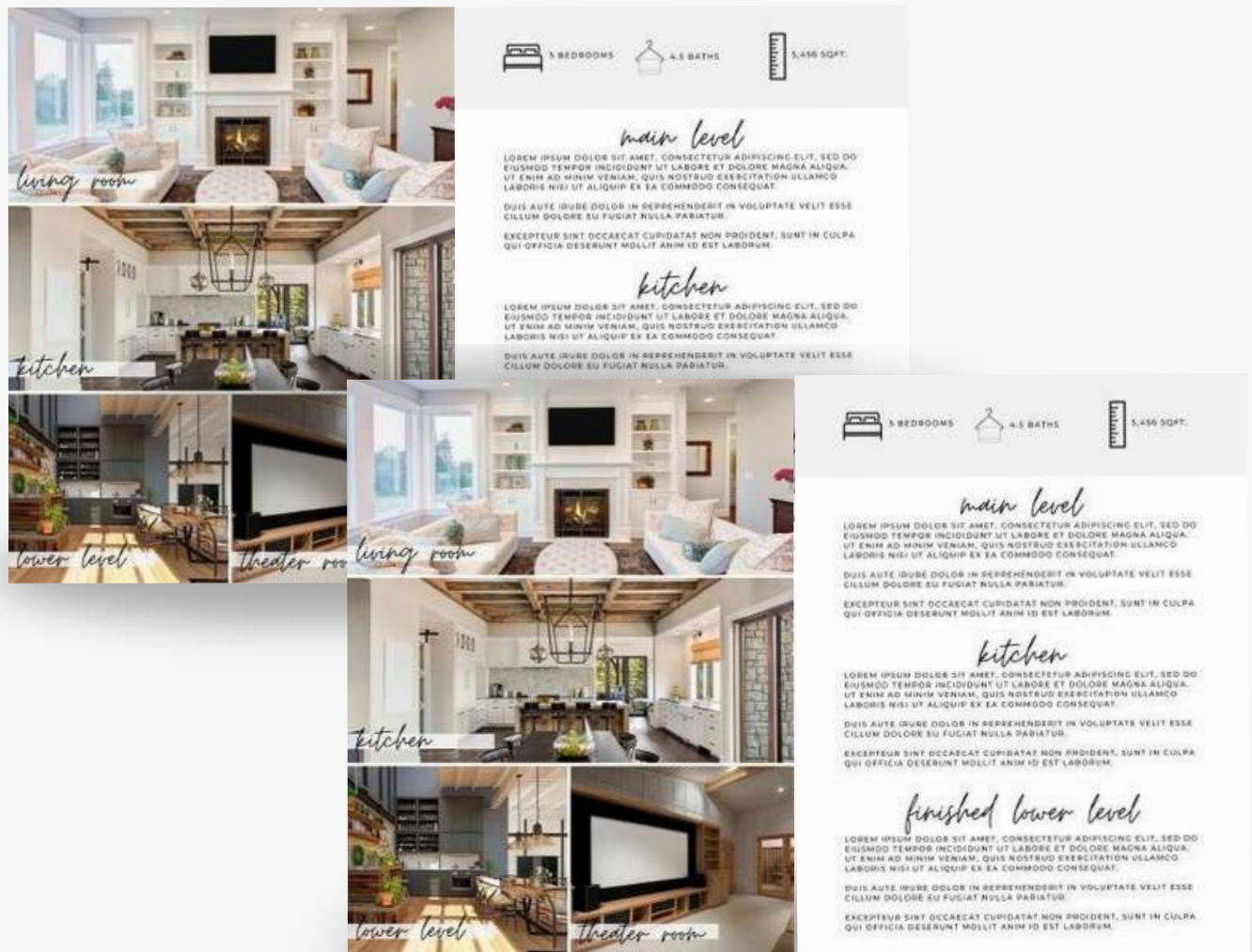
A VIRTUAL TOUR IS A SEQUENCE OF PANORAMIC IMAGES THAT ARE 'STITCHED' TOGETHER TO CREATE A 'VIRTUAL' EXPERIENCE OF A LOCATION. ONCE CREATED, THE VIEWER IS ABLE TO EXPERIENCE WHAT IT IS LIKE TO BE SOMEWHERE THEY ARE ACTUALLY NOT



THE BENEFITS

- ✓ Virtual house tours allow potential buyers to check out every room and corner with a few mouse clicks. Compared to photos and videos, this technology offers a more accurate and immersive experience.
- ✓ Utilizing virtual tours, we can narrow in on the most serious buyers and give them a good look at your home without disturbing you. Leaving only the more serious buyers to schedule a showing.
- ✓ Potential homebuyers don't like to wait. They want all the information now. A virtual tour allows every part of your home to be on display around the clock without disturbing you.
- ✓ Your home will definitely stand out. A virtual tour exposes your home to a wider audience. Your home can be toured from anywhere at any time.

Property BROCHURES



Property brochures have numerous benefits when selling a home. They provide buyers with a tangible and detailed representation of the property, including high-quality photos, detailed descriptions, and relevant information. Brochures can also showcase any unique features or upgrades of the home that may be overlooked in online listings. They serve as a leave-behind for buyers to reference after touring the property and can be shared with others who may be interested.

Sold on
KEEPING YOU SAFE





We've got you COVERED

✓ A SECURE LOCKBOX WILL BE USED

This allows real estate agents access to show buyers your home securely. The lockbox holds the keys to the home and is typically found at the front guarded by a security lock that only licensed agents have access to.

✓ STOW AWAY VALUABLES

Before showings make sure that all valuables are put away and out of sight. This includes even mail left out (which may contain personal information and bank statements). Items of value such as jewelry, artwork, cellphones, and gaming systems should also be out of site. It's a good idea to walk through your house before showings and make sure everything of value is out of sight.

✓ DON'T ALLOW ANYONE IN WITHOUT AN APPOINTMENT

Now that your home is online, many know that it is for sale. For your safety, NEVER let a stranger into your home. While it is likely that it is just someone that saw the sign in your yard and is interested in getting a quick look, you just never know. Ask them politely to call your agent who handles all showings.

✓ REMOVE PRESCRIPTION DRUGS & MEDICATION

Clean out your medicine cabinets and any other place you may store medications and hide them away. There have been more and more stories of people intentionally going to home showings to take medications freely.

✓ PUT AWAY BILLS & OTHER MAIL PIECES

With identity theft on the rise it is important to put away all mail pieces with your information on them. If this information ends up in the wrong persons hands, it can easily lead to identity theft.

✓ BE EXTRA VIGILANT ON KEEPING DOORS LOCKED

Often times a home for sale means home owners are not at home. So be sure to always keep your doors and windows locked.

✓ KEEPING YOUR HOME SAFE

Once your listing goes live, we provide all the necessary shoe covers, and friendly reminder signs for all of your showings.

Listing YOUR HOME



Marketing PLAN

NETWORKING

A large percentage of real estate transactions happen with co-operating agents in the country. I will expose your listing to this market.

SIGNAGE

A sign will be placed in your yard as well as pointers and open house signs before an open house. These will be placed at the most opportune times to gain the most exposure.

SUPERIOR ONLINE EXPOSURE

Buyers in today's market first start their search online. We will meet your potential buyer where they are...online! Not only will your home be featured in the local MLS, it will also be syndicated to literally hundreds of other listing sites. Your home will be featured on our company website, and social media.

LOCKBOXES

Lockboxes are essential for the safety of all. They allow an agent to show your house whenever he or she needs to, rather than relying on you the owner for a key. Owners are also expected to vacate the property for showings. Having a lockbox makes this process much easier for all involved.

SHOWINGS

When we list your home, you will also be signed up with a showing service that immediately communicates with you when a showing is scheduled. When feedback isn't left, I will follow up with those agents requesting their feedback within 24 hours.

EMAIL MARKETING

An email will be sent to our current buyer database of thousands of buyers searching for properties on my website. A new listing email alert will go out to my agent network of thousands of agents in the area.

PROPERTY FLYERS

High quality property flyers will be displayed inside your home. These help potential buyers remember the key items and unique features of your home.

OPEN HOUSES

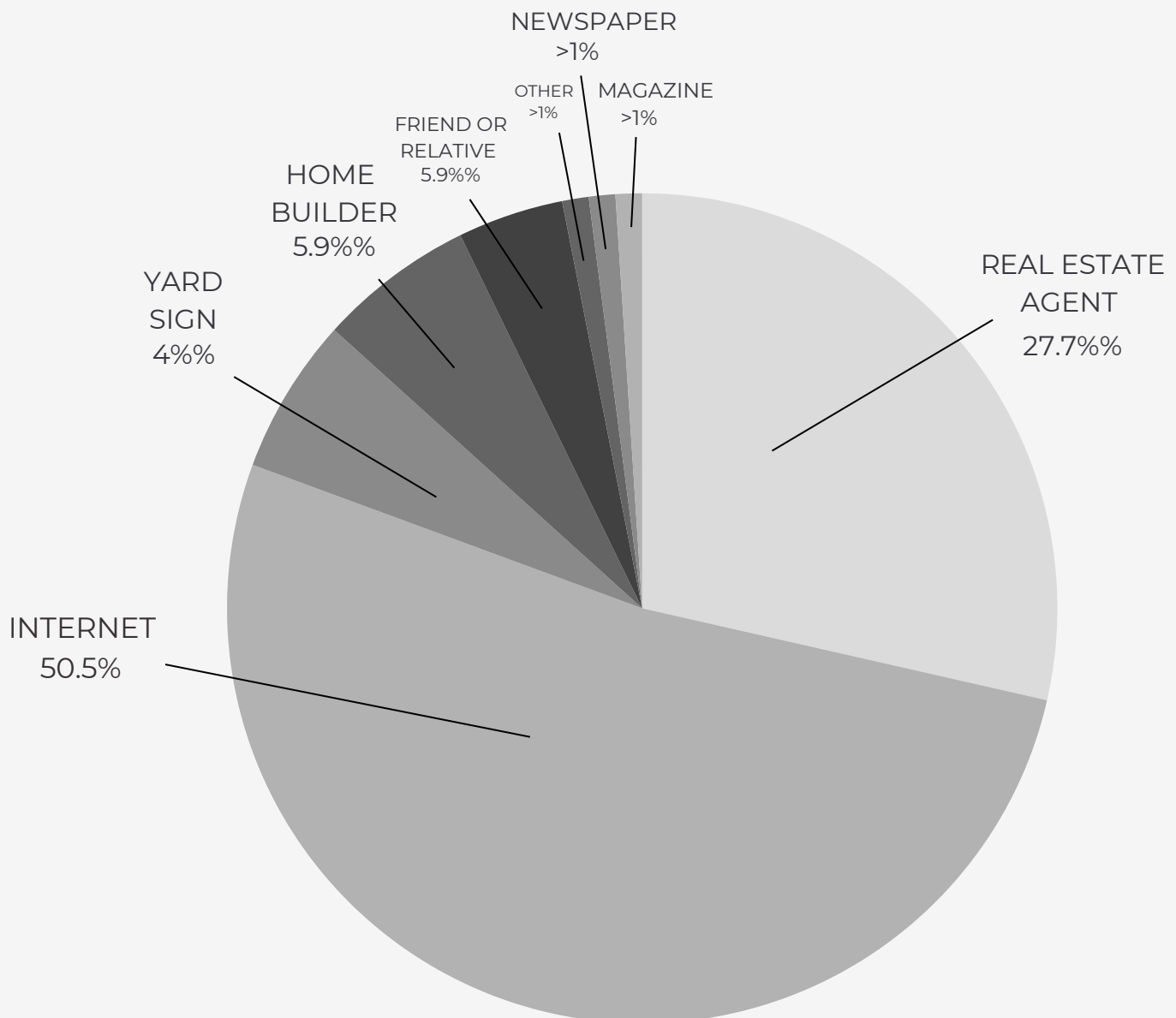
We have discovered a proven open house system that attracts serious buyers and helps your home achieve maximum exposure to potential buyers.

SOCIAL MEDIA MARKETING

We practice regular social media marketing on today's top social sites which include and are not limited to: Facebook, Instagram, LinkedIn, YouTube, and Pinterest.



Where do buyers FIND THEIR HOME?



*2022 NAR HOME BUYER AND SELLER GENERATIONAL TRENDS

Maximum EXPOSURE

I will feature your home on the top home search sites, and on social media and syndicate it to over 400+ other sites.

Homes that receive the top 10% of page views sell an average of 30 days faster!



 Zillow®

 trulia®

realtor.com®

X

facebook

Instagram

Pinterest

 YouTube

LinkedIn®

After listing YOUR HOME



Home SHOWINGS

FLEXIBLE

Be as flexible and accommodating to the buyers schedule as possible. We want to avoid having any missed opportunities.

INFORMED

Make sure everyone in the home is informed when showings are scheduled to ensure personal spaces are clean.

DAILY CLEANING

Keep up with daily messes. Wipe down kitchen and bathroom counters before leaving for the day.

ODORS

Avoid strong-smelling foods: Keep your meal prep as neutral and simple as possible.

PERSONALS

Make sure you place all valuables and prescriptions out of sight and in a safe place.

FURRY FRIENDS

Keep pet areas clean. Clean up after your pets immediately and wash their bedding regularly. Hide pet food or litter. Not everyone is a pet person and it may hinder a potential buyers ability to picture themselves living in your home.

NATURAL LIGHT

Open blinds and curtains and let in as much natural light as possible. Leave lights on before you leave for a showing.

TRASH

Empty trash cans to avoid any odors. Try to empty trash cans nightly so that the home is fresh when you leave for the day.

TEMPERATURE

Keep the room temperature comfortable. This demonstrates to buyers that the HVAC is working properly.

VACATE

Having a seller present can make buyers feel awkward. We want to make the buyers feel at home and stay awhile.



Offers

Price is just one of many considerations when deciding which offer is best for your home. Here are some of the other factors to consider.

CONTINGENCIES

The fewer contingencies on an offer the better. Shorter time periods are also valuable.

ALL CASH BUYER

A cash offer is usually more appealing than a finance offer as the seller doesn't need to worry about the bank approving the loan.

PRE-APPROVAL

Assures a home seller that the buyer can get the loan they need.

LOAN TYPE

There dozens of loan types. We will help you assess each offers loan type & how it could impact your sale.

CLOSING TIMELINE

You might need to close quickly to move on to the next adventure, or you might need to extend the closing date to allow time for your next home to be ready. Choosing the offer with the closing time that fits your needs will be most attractive to you.

CLOSING COSTS

Sometimes an offer comes in high, but the buyer asks you to pay a percentage of the buyer's closing costs or some specific closing costs.



OFFER PRICE

Of course, price matters too! If a high offer will cost you more in closing costs, repairs, or other factors—then it probably won't be the best offer for you.

REPAIR REQUESTS

If your home is "turn key" or recently remodeled, there may be little to no repair requests. Some repair requests can be expensive. It's important to know what is best for you.



Negotiations



WE CAN:

- ACCEPT THE OFFER
- DECLINE THE OFFER
If the offer isn't close enough to expectation and there is no need to negotiate.
- COUNTER-OFFER
A counter-offer is when you offer to accept the buyers offer subject to different terms.

THE BUYER CAN THEN:

- ACCEPT THE COUNTER-OFFER
- DECLINE THE COUNTER-OFFER
- COUNTER THE COUNTER-OFFER
You can negotiate back and forth as many times as needed until you can reach an agreement or someone copts out.

OFFER IS ACCEPTED:

Sign the purchase agreement and you are now officially under contract and in escrow! There are usually several contingency periods while under contract.

Now inspections, appraisals, or anything else built into your purchase agreement will take place.

Contract TO CLOSING



Inspections

WHAT IS INCLUDED:

- ✓ HEATING & COOLING
- ✓ PLUMBING
- ✓ BASEMENT
- ✓ FOUNDATION
- ✓ CRAWLSPACE
- ✓ STRUCTURE
- ✓ ROOF & COMPONENTS
- ✓ EXTERIOR & SIDING
- ✓ ELECTRICAL
- ✓ ATTACHED GARAGES
- ✓ WALLS
- ✓ ATTIC & INSULATION
- ✓ DOORS
- ✓ DRAINAGE
- ✓ WINDOWS & LIGHTING
- ✓ APPLIANCES (LIMITED)
- ✓ GRADING
- ✓ ALL STAIRS
- ✓ GARAGE DOORS

FAQ

INSPECTION TIME FRAME

Typically, inspections will need to be scheduled ASAP to stay within the usual 7-14 day inspection period.

POSSIBLE OUTCOMES

A home inspection may reveal potential and necessary repairs. If a lender is involved in the transaction, this may affect funding.

UPON COMPLETION:

BUYER CAN ACCEPT AS IS

BUYER CAN CANCEL CONTRACT

BUYER CAN OFFER TO RENEGOTIATE

COSTS

There is usually no cost to the seller with a general home inspection. The buyer will hire a home inspection company of their choice.

COMMON PROBLEMS COULD BE

Outdated electrical, leaky plumbing, mold, structural cracks, foundation issues, heating/cooling system defects, roof problems, and more.



Home APPRAISAL



If the buyer is seeking a loan to purchase your home they will need to have an appraisal performed by the bank to verify the home is in fact worth the loan amount. As a seller, we want the property to appraise for at least the sale amount or more. It is very difficult to successfully contest an appraisal. An experienced agent demonstrates certain strategies to reveal the value of the home prior to the appraisal.



APPRAISAL COMES IN AT OR ABOVE SALE PRICE

You are in the clear, and closing can be begin!

APPRAISAL COMES IN BELOW SALE PRICE

- Renegotiate the sale price with the buyer
- Request buyer to cover the difference & renegotiate terms
- Cancel, & re-list
- Review any back-up offers, & possible cash offers



Closing THE SALE

WHAT TO EXPECT

Closing is the point in the transaction when the buyer, seller, and all participating parties have fulfilled their legal obligations to one another. The title company will look over the contract to determine what payments are owed by who, prepare documents for closing, perform the closing, & make sure all payoffs are completed. Now the buyer's title is recorded and you receive all funds that are due to you.

YOUR COSTS

SELLER COMMONLY PAYS:

- Mortgage balance & penalties (if applicable)
- Any claims against your property
- Unpaid assessments on your property
- Real estate agent commission
- Title Search
- Home warranty

WHAT TO BRING

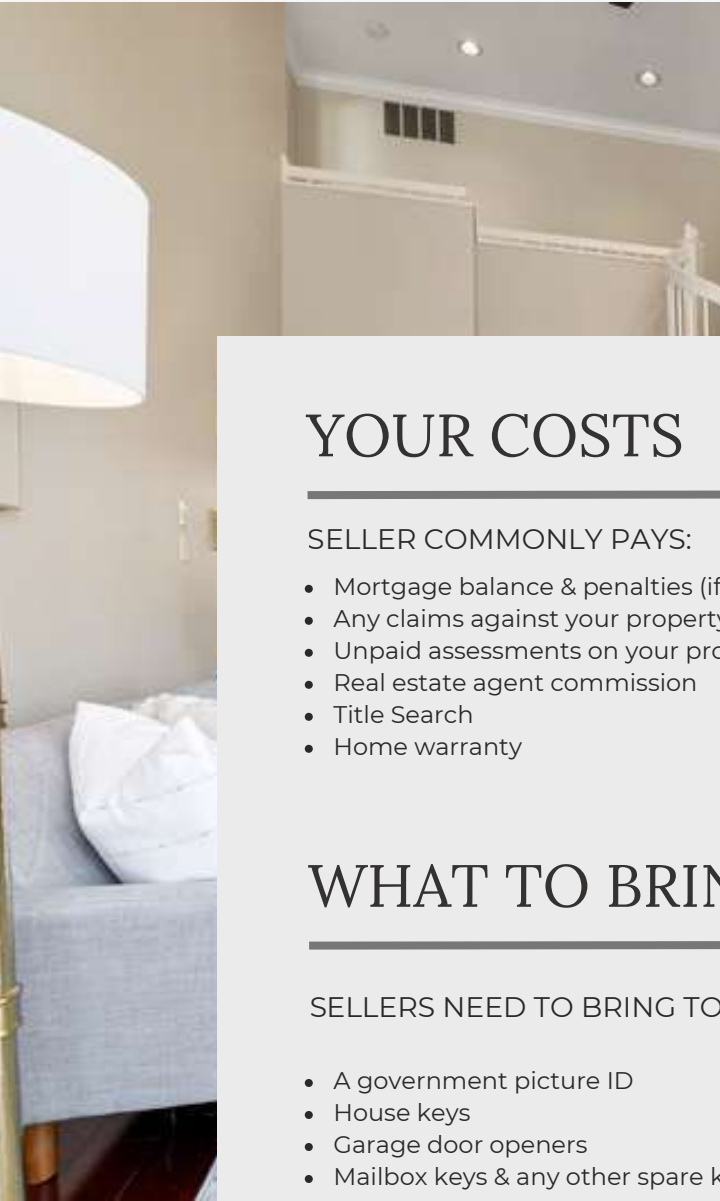
SELLERS NEED TO BRING TO CLOSING:

- A government picture ID
- House keys
- Garage door openers
- Mailbox keys & any other spare keys

AFTER CLOSING

KEEP COPIES OF THE FOLLOWING FOR TAXES:

- Copies of all closing documents
- All home improvement receipts



Final STEPS



Final STEPS

FOR SELLERS



✓ CANCEL POLICIES

Once transfer of title has occurred, contact your insurance agent to cancel your policy so you can receive a refund of any prepaid premiums.

✓ CLOSE ACCOUNTS

Cancel utilities and close those accounts of transfer if necessary. Keep a list of phone numbers for each of your utility companies.

✓ CHANGE ADDRESS

Let everyone know you have a new address. Submit a change-of-address form to the post office.

✓ TURN EVERYTHING OFF

Turn off all light switches and fans. Ensure the home is locked and secured.

✓ FLOORS

Vacuum and sweep floors one more time.

✓ CLEAR OUT PERSONALS

Move your personal belongings out completely. Check all drawers, cabinets, and closets.

✓ CLEAN

Ensure that your home is completely clean upon leaving the home. Clean the cabinets, refrigerators, and other appliances inside and out. Thoroughly clean out the garage. Schedule trash pick up prior to the day of closing. Leave your home the way you would like to find it if you were the buyer.

✓ ACCESS

Leave all house keys, remotes, gate keys, pool keys, guest house keys, shed/storage keys, and mailbox keys in a drawer in the kitchen.

✓ GATHER HOME PAPERWORK

Put together a packet of manuals, receipts, warranties, and copies of any upgrades or work that was done to the home.

✓ DOCUMENTS

Secure the Purchase Agreement and all closing documents concerning the home. Keep them in a safe place.

✓ LOCK UP

Ensure all blinds are closed, and lock the windows and doors.

Recommended RESOURCES



Resources



REFERRALS

SIDE NOTE: We are not affiliated with any of these vendors or providers & receive no financial benefit to you using them. They are simply individuals we have worked with previously & feel they do great work. However, you are free to use any contractor of your choice!

Movers

- Cardinal Moving 502.599.2661
- 2 Men and a Truck 502.218.6157

Repairs

- Handyman Connection 502-795-2225
- NineLine Plumbing 502.601.4841
- 44 Windows 502.751.2993

NEED MORE?

WE HAVE REFERENCES FOR: Septic Inspectors, Electricians, HVAC, Plumbers, Roofers, Painters, Flooring Installers, General Contractors, Pest Control Inspectors and so much more! Just let us know how we can help!

Client

TESTIMONIALS

Client Testimonials

LEONARDO BUZZETTO

"Sarah Booth was fantastic! She really helped us feel comfortable and understand the process of buying our first home. We greatly appreciate it and highly recommend her and The Midkiff Team."



CAROL PENCE

"Amanda is amazing! She went toe-to-toe with the developer on my behalf and made sure I got the exact lot I wanted at the price I wanted!! Then, she walked me through the process of building and septic and construction loans and was pivotal to me getting into my new home! If you want someone who cares about you, takes care of you, and will advocate for you, then you want Amanda Midkiff!!"



THE MIDKIFF TEAM
-RESERVE REALTY GROUP-

502.527.3967
www.KentuckyHomeSearch.com

SERVICES OFFERED

As your dedicated real estate seller's agent, we offer a comprehensive range of services. From strategic pricing and personalized marketing plans that utilize cutting-edge digital tools to expert negotiation skills, our goal is to maximize the value of your property. We guide you through each step of the selling process, ensuring transparency and efficiency. With a commitment to achieving optimal results, our team is dedicated to making your real estate selling experience smooth and successful.

01

STRATEGIC PRICING

Expert analysis to determine optimal pricing, maximizing your property's value while attracting potential buyers in the current market conditions.

02

COMPREHENSIVE MARKETING

Tailored marketing plans utilizing digital and traditional channels, professional photography, and virtual tours to showcase your property effectively and attract a wide pool of potential buyers.

03

NEGOTIATION EXPERTISE

Skilled negotiation on your behalf to secure the best possible terms, guiding you through offers and counteroffers, ensuring a favorable outcome in the sale of your property.

WHY OFFER A BUYER COMMISSION?



Even though sellers are not required to offer a commission to a buyer's agent, there are several strategic reasons why a seller might still choose to do so.

✓ FASTER SALES PROCESS

Homes with a buyer's agent commission are likely to be shown more frequently, potentially speeding up the process of finding a buyer.

✓ ATTRACT MORE BUYERS

Offering a commission to the buyer's agent has been customary in our market for many decades. Many buyers have grown to anticipate this and are not interested in homes they must pay for their own.



What to EXPECT

GREAT COMMUNICATION

HONESTY & TRANSPARENCY

INTEGRITY & RESPECT

LOCAL MARKET KNOWLEDGE

REACH YOUR REAL ESTATE GOALS



NEXT STEPS

After your home seller consultation, proceed with a Comparative Market Analysis, agree on listing terms, devise your homes' marketing plan, sign listing agreement, and start showing your home to buyers!

Thank you!





THE MIDKIFF TEAM

R E S E R V E

— REALTY GROUP —