

Why Me?



Because you can expect Consistent Value and Exceptional Service

AGENCY DUTIES	<ul style="list-style-type: none">• Exercise reasonable skill and care.• Deal honestly with you and in good faith• Provide loyalty by taking no action that is adverse or detrimental to your interest in a transaction• Timely disclose any conflicts of interest that may arise• Advise you to seek expert advice on matters that are beyond my expertise• Not to disclose any confidential information from or about you
COMMUNICATION	<ul style="list-style-type: none">• Counsel with you to discover your particular real estate needs and wants.• Explain the selling process and provide you with pertinent selling information.• Provide a complete calendar of scheduled marketing events• Provide you with an accurate estimate of your net proceeds from the sale of your home.• Accessibility thru pager, cell phone, voicemail, e-mail, DID line, & fax• Communicate the results on my marketing efforts on a weekly basis.• Pass on information regarding buyers that may enhance your bargaining position.• Fully explain listing and purchase and documents before you sign.• Coordinate communication between you and the Buyer, loan company, escrow, and listing agent.• Keep you informed from start to finish, and after closing.
PREPARATION	<ul style="list-style-type: none">• Complete a comprehensive competitive market analysis of your property.• Assist you in obtaining a pre-sale general home inspection of the property, if you desire.• Assist you in obtaining a pre-sale appraisal of the property, if you desire.• Order Preliminary Title• Prepare Well/Septic Health Letter Inspection Request (if applicable)• Provide you with staging suggestions.• Complete a saleability evaluation of your home.
EXPOSURE	<ul style="list-style-type: none">• Complete a comprehensive information book on your property.• Cold call the top 100-200 buyer prospects from the identified target markets and provide you a report• Visibly place an easily recognizable For-Sale Sign on your property.• Mobilize the entire real estate community to bring you buyers thru the MLS and Broker's Opens.• Follow-up with all salespeople who have shown your property• Place your property on windermere.com for world wide.• Create an easily accessed individualized web-page thru viewthisproperty.com• Create an information brochure for your property promoting the special features of your home.• Strategically place advertisements designed to generate a call to action.• Place ads, where appropriate, in unique publications to market niche properties.• Implement special Windermere programs where applicable to expand the potential buyer base. ie: The Windermere Bridge Loan, Premier Homes Program, Windermere Relocation, In-house Relocation etc.
SERVICE	<ul style="list-style-type: none">• Control and limit access to your property to only authorized people• Negotiate on your behalf for the best price and terms.• Process all paperwork and monitor the transaction through escrow and closing.• Enlist the support and knowledge of my manager(s) to counsel me on any situation that may arise.• If appropriate, attend closing with you.• Arrange the possession of your property with the new buyer.• Give you loyalty & confidentiality & protect your best interests throughout the entire process