

Jan Majeski

UNIQUE PRE-SALE SERVICE

Optional Pre-Sale home improvement recommendations and coordination

- Should you choose to want to maximize the homes value with pre-sale home improvements. No additional fee charged for preparing a detailed list of pre-sale recommendations for your review to include a cost summary of any visual repairs, upgrades or improvements. Working with responsible and reasonable handyman, contractor, painting, flooring, landscaping, cleaning & staging companies.
- Offering the “Compass Concierge Program” as an option to fund pre-sale improvements
- Reviewing the recommendations together to determine the best investment for maximum return
- Overseeing any agreed work in a timely manner. We work fast !
- Referrals available for assistance in organizing or pre-packing if needed.
- Review Staging options for best online presence

Preparing Your Home For Sale (Also see Unique Marketing Program Brochure)

- “Special Feature Signs” to include an entry Overview of the property features.
- Professional Photographer’s hired for online showcasing, 3D and Virtual Tours
- Customized Brochures prepared for placement in the home as well as the For Sale sign flyer box
- Financing Flyer for information of expected loan rates and programs available
- Floor Plan prepared to show sq. ft. and a tape measure on site for buyer convenience
- Personalized water bottles to refresh visitors as they view the home
- Shoe covers provided to protect the floors
- Broom, swifter for cleaning, water pitcher & hose placed on site for flower & garden watering during the marketing time for vacant properties
- A graceful White Orchid & gold wrapped candy placed in the home brings energy and the hope of new and sweet beginnings.

Pre-Sale Inspections

- Determining what inspections may be advisable to provide full knowledge of any unknown problems that may affect the value of the home and to prevent re-negotiations.
- Scheduling & reviewing inspections in detail.

Establishing Listing Price

- Review detailed Comparable Market Analysis to include recent local activity
- Discuss current market conditions, property condition and personal circumstances of moving

Paperwork/Disclosure/Report Requirements

- Ensure the water heater is strapped to code & smoke detectors and carbon monoxide detectors are installed as required
- Review any city ordinances to include sewer lateral etc
- Complex review of all required seller disclosures and reports
- Obtain copies of permits from the city – if the property has any additions or remodeling
- Open escrow with title company (no cost) to review any liens, easements or CC&R’s, on the property. Prepare copy of trust affidavits or quit claim deeds (if applicable)
- Preparation of “Disclosure Binder” to be placed in the home & online for review by potential buyers

Ready To Sell For Top Value