

ONE - STOP boutique

What we are doing for you

We know the process of selling your house may seem full of traps, but we are here to make this painless.

We work with a whole team to avoid YOU all the hassle. We'll be doing all the work for you. We put our Experience at your service.

Here are a few examples of things we will be doing in your behalf. Do you feel ready to do all of this on your own? Don't worry, we are here.

BUYER

1. Identify your needs
2. Introduce our **team: realtors, contractors, stagers, lawyer**
3. Listen to you
4. Clarify the whole **process**: steps, loan, documents...
5. What are the do and don't before Buying
6. Narrow the search **criteria** to find your dream house
7. Provide you with a **school** district map
8. Give you the schools ratings
9. Share my knowledge of the **Area**
10. Share my Knowledge of the market with you
11. Explain the **disclosures**
12. Explain the **Purchase Contract**
13. Explain the Buyer **payment options**
14. Different **options**: Do you need to sell another property before
15. Rent vs Buy
16. Provide you with some **financial institutions** contacts
17. Go with you to the appointment
18. Be with you all along the way
19. Compare the **lenders** and choose the best one for you
20. Help you gather all the **documents** needed for a loan
21. Get a **pre-approval letter**
22. **Pre-visit** houses for you
23. **Save** you time and money
24. Schedule visits
25. Accompany you to every **visit**, guide you
26. Give you **access** to any house for sale you want to visit
27. Help you evaluate pros and cons
28. Make the **best decision**
29. Agree on a **price offer, Contingencies...**
30. Draw an offer
31. **Negotiate** with the seller in your behalf

32. Constant **update** the day of the offer to evaluate where we are
33. **Constant contact** with other realtor to gather as much info as we can about competition
34. Get the **best price** in the least amount of time
35. **Lower your stress** level by giving you all the information ahead of time
36. Review with you **Preliminary Title Report**
37. Review with you **JCP Report**
38. Review with you **Easements**
39. Explain all the **disclosures** and **inspections** for your chosen house
40. Prepare and provide you with a **Comparative Sales Analysis**
41. Get you into **contract**
42. Get all the **signatures** either in person or digitally
43. Schedule re-visits
44. Get your **loan** approved in time
45. **Remove contingencies** if any
46. Keep you apprised of any changes and progress
47. Point out what **repairs** need to be done
48. Compare the prices for **Inspections Companies**
49. Bid from **Contractors**
50. Schedule **General Inspection**
51. Schedule **Termite Inspection**
52. Schedule **Roof/chimney/pool Inspections**
53. Choose the contractor and schedule the work
54. Accompany you to **stores** we know offer the best quality/choice/price
55. Help you choose the tiles/ kitchen...
56. Final **walkthru**
57. Estimated **Closing Statement**
58. **Final sign off**
59. Celebrate!

SELLER

1. Identify your **needs**
2. When, why ... sell
3. Introduce our **team: realtors, contractors, stagers, lawyer**
4. Listen to you
5. Share my knowledge of the **Area**
6. Share my Knowledge of the **market** with you
7. Explain the **Selling Process**
8. Explain the pre-qualifying for potential buyers
9. Explain the **contingencies**
10. Save you time and money
11. Order **Preliminary Title Report**
12. Order **Natural Hazard Report**
13. Check for **Cloud on the title**
14. Check for **Easement**
15. Check who the Owner really is
16. Order **HOA documents** if needed
17. Open **Escrow** with a Title Company
18. Prepare and provide you with a **Comparative Sales Analysis**
19. Suggest a **price** based on comparable data
20. Explain the **disclosures**
21. Clarify the **Purchase Contract**
22. Compare the prices for **Inspections Companies**
23. Schedule **General Inspection**
24. Schedule **Termite Inspection**
25. Schedule **Roof/chimney/pool Inspections**
26. Work with our team of contractors to point out what **repairs** need to be done
27. Obtain **bids** from other Contractors
28. Choose the **contractor** and schedule the work
29. Go with you to **stores** we know offer the best quality/choice/price
30. Help you choose new tiles/ kitchen...

31. Explain the **marketing process**
32. Help you **move out** in time
33. Schedule **cleaning**
34. Schedule **staging** to showcase your house
35. Schedule photo shoot/ video/l-guide with Professionals **Photographers**
36. Design and print **flyers**
37. Send them to neighbors
38. Put your house on the market
39. Install a **lockbox**
40. **Market** your house on mls
41. Market your house on our website
42. Market your house on social medias
43. Send a mass email to our contacts
44. Schedule **open houses**
45. Put signs in front of the house, in the streets around
46. Hold open houses
47. Provide food, light music during the open house...
48. Provide a binder with all the information for the buyer
49. Schedule visits, answer questions from realtors
50. Set up an **offer** date
51. Review all the offers with you
52. **Negotiate** with the buyer on your behalf
53. Help you Make the best decision
54. You are in **contract!**
55. Stay in Constant contact with the different actors: **Title Company**, the buyer's agent
56. Stay updated on the progress on the buyer's loan
57. Check that **contingencies** are removed on time
58. Anticipate a problem before it happens
59. Provide the Estimated Closing Statement
60. Final **sign off**
61. **Key** exchange
62. Celebrate!