

PROVIDING FULL REALTOR SERVICES

Let us take Action now and get your home sold

Market your home according to the selected plan from our Menu of Marketing Services
Upload your property photos, video, remarks, and showing instructions to the MLS within 24 hours
Educate client on the Kentucky sales contract, agency types, disclosures, and fair housing laws
Educate on the specific functions of the MLS and the most recent marketing tools available
Address lead paint determinations, home inspection and appraisal procedures
Review results of “curb appeal & interior décor assessment” & provide suggestions to improve salability
Research all sold comparables and current competition of properties listed
Research sales activity for the past 18 months from the MLS and public record databases
Research “average days on the market” for the property of this type, price range and location
Research all property tax information, easements, property zoning codes, and lot dimensions
Research flood zone determinations, and special area amenities
Follow a new listing checklist to make sure all items are being completed in an efficient manner
Prepare detailed list of property amenities and List the inclusions and conveyances with the sale
Install electronic key box for showings and Prepare all mailings for flyers and open houses
Present Comparative Market Analysis (CMA) to the seller, including sold, expired, and current listings
Discuss goals with the seller to market effectively and discuss moving plans
Educate on all the “behind the scenes” activity by the agent that ensures success
Discuss my role in taking calls & scheduling appointments for qualified buyers & showing procedure
Obtain covenant and deed restrictions, identify the homeowner’s association president and dues
Discuss feedback of all showings with the seller & determine if changes could accelerate the sale
Review all “offer to purchase contracts” and counsel seller on the specifics of the contract
Obtain buyer’s prequalification letter from loan officer to ensure a valid contract
Negotiate all offers on seller’s behalf and present to both parties in an efficient time frame
Record and properly deposit buyer’s earnest money in escrow and fax contract to buyer’s lender
Verify that the buyer’s agent has ordered the home inspection, termite inspection, appraisal, and survey
Review all inspection reports with the seller and discuss if any repairs are necessary
Assist seller in finding reputable contractors at reasonable prices
Coordinate closing process with seller, buyer’s agent, lender, and closing attorney
Ensure that all parties have all forms, checks, and information needed to close the sale
Assist in resolving any title problems such as boundary disputes, easements, etc.
Coordinate with buyer’s agent in scheduling a final walk through prior to closing & transferring utilities
Review all tax pro-rations, HOA dues, and all closing costs and proceeds on the settlement statement
Provide all warranty information at closing, acquire signatures & provide earnest money to attorney
Ensure a smooth process throughout and you pay us nothing until your home goes to closing