



RE/MAX REALTY PLUS

Cell: 315.243.6544
 Direct: 315.634.4460
 RealtorTracey@gmail.com
 www.TraceyKline.com



HOMES Liverpool real estate Syracuse cicero **buyers** baldwinsville seller first time homebuyer waterfront CLAY luxury **SOLD** friendly existing neighborhoods **NEW** honest build

What do you get when you List with me?

My goal is to thoroughly explain and prepare the listing paperwork so that you have a clear understanding of the contract and all documents including the New York State required forms, disclosures and addenda. I also want you to be clear on what my role is and what services I provide throughout the listing process. Below are some of the services I provide that will help to insure you will have a smooth transaction:

- Provide experienced and economical staging and decorating advice that will help sell your house quicker and at a higher price
- Prepare and have all listing paperwork signed
- Review Agency and how it affects you in a transaction
- Take photos and video of your home- a professional photographer will be used so that your home is shown in the best possible way
- Input listing into the CNYIS multiple listing service
- Enter listing with photos and upgraded information into the following websites which then “feed” hundreds of other sites:

<input type="radio"/> remax.com	<input type="radio"/> Facebook	<input type="radio"/> trulia.com	<input type="radio"/> Homes.com
<input type="radio"/> remax-newyork.com	<input type="radio"/> Youtube	<input type="radio"/> zillow.com	<input type="radio"/> Cnyrealtor.com
<input type="radio"/> realtor.com	<input type="radio"/> google	<input type="radio"/> Pinterest	<input type="radio"/> Yahoo
<input type="radio"/> findcnyhomes.com	<input type="radio"/> move.com		<input type="radio"/> msn
- Market the property through internet, face to face networking, social networking and various media – see attached marketing plan
- Provide information to you on movers, contractors, services etc.
- Help coordinate the closings & moving from your existing home to your new one
- Present all offers and thoroughly explain the contract
- Negotiate all counter offers & terms
- Prepare all necessary documents
- Distribute documents to all parties including attorneys and lender
- Schedule inspections and appraisals
- Negotiate and provide solutions to any issues that may arise
- Inform you of progress
- Follow up with agents, lenders, attorneys and other parties to meet deadlines
- Make certain all contingencies are met
- Final documents to closing
- Post closing follow-up



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The Listing Process

Is simple.

You decide when you are ready to sell your home.

You make the decision on the list price based on the current market information that I provide you. I will offer guidance based on my experience.

All paperwork must be signed before a listing can be entered into the multiple listing service. Listing will be entered and “live” in 48 hours or less.

A lockbox will be installed with a key to your home inside to provide access to the home for showings. Showing instructions that meet your needs will be specified.

A **RE/MAX** For Sale Sign will be installed by a professional company within 72 hours.

You will be notified by email of your listing as it becomes available on the websites.

You will be updated with feedback on showings.

We will work on our marketing plan together to insure a successful and timely sale.