



7 Reasons Dan is #1 in the area

- 1. I provide an in depth market analysis.** This is my main market and I understand what buyers are looking for. Other agents you may see on billboards or 2 page spreads are not fine tuned to the local market like I am. This gives me an opportunity to accurately price your property and market it specifically to those buyers. I don't simply put a sign in the ground, post a few pictures and disappear looking for the next home to sale. To me this is personal, this is my neighborhood and my community.
- 2. I provide a property checklist.** Most sellers are concerned their home won't show well to buyers so they go ahead and make unnecessary repairs or improvements they think buyers are looking for. I'm here to help you make the right choices and cost effective improvements which I will outline after we agree to list the properties. I actively work with buyers unlike other agents in the area who exclusively work with sellers and haven't shown a property to a buyer in many years. I am always in touch with current buyers and their needs.
- 3. Comprehensive promotion and marketing plan.** My marketing goes beyond simply putting your home on the MLS. I personally market your home to my entire database of A list agents and past clients letting them know there is a great opportunity and a wonderful home. While these people may not be in the market they in turn promote to their friends and colleagues so it is an invaluable tool. On top of that I pay a premium to appear as the listing agent on Zillow and Trulia so if a buyer is really interested they will call me and of course no agent will know your home better than I do. There is not another agent in the area that will do more to promote your home to buyers in the area. While most agents are spending money promoting themselves, I spend money promoting your home.
- 4. Crystal Clear Communication.** Every Monday you will not only receive a report detailing your listing activity but also a personal call or email from me regarding feedback from the previous weekend showings and current marketing conditions. You will have my direct cell phone number and not have to go through a phone maize in order to reach me. In almost all of my over 110 reviews on Zillow the clients mention how fast and honest my communication was. I promise you will be entirely satisfied with our communication and never left wondering what is happening with your property.
- 5. I will work to negotiate and structure your sale.** I will negotiate to get you the most amount of money in the least amount of time and I will always negotiate in your best interest. On top of that we will work to structure all of the dates and deadlines in the contract to suit your best needs. This is your home up until the sale so I want you to be in control.
- 6. Professional Photography and video services.** There's nothing worse than seeing a beautiful home with pictures that were taken with a cell phone. With so many buyers searching online having high quality, professional pictures is essential to selling your home. Many buyers will look at the photos before reading the description.
- 7. Client Appreciation Program.** Because I exclusively work the local market and neighborhoods it is very important to me and my family to serve you to the highest of my ability. I want to do the absolute best I can for you so you will tell your friends and neighbors and my business will continue to thrive.

Seller Net Proceed Estimate	
Purchase Price	
Debits	
Title Insurance (Seller must pay to assure clear title)	vgtitle.com/rate/
State Transfer Tax (\$8.60 per thousand)	
Real Estate Commissions (See Dan)	
Mortgage Payoff	
Association Transfer (What your condo or HOA charges you to leave)	
Credits	
Money You Get Back (Calculated when a closing date is established)	
Tax Reimbursement	TBD
Association Reimbursement	TBD
TOTAL	Cashola