

My PROMISE To You...

If you decide to list with me, during the listing period, I promise to perform the following services if applicable:

1. *Provide* you with a Comparative Market Analysis (CMA) to help you determine the best price for your property, and an estimate of proceeds you may realize from the sale, based on the CMA.
2. *Provide* you with a market sensitive Marketing Plan designed to get your property sold in the least amount of time and the least inconvenience to you.
3. *Advise* you of the benefits of a home warranty.
4. *Inform* you of the documents required of you by law, and have these on file for potential buyers.
5. *Counsel* you on preparing your property to attract buyers and generate activity in the market.
6. *Inform* all Keller Williams, at our Team Meeting, about your property to determine if it matches the needs of their buyers as well as post a flyer on your home on to our in house bulletin board.
7. *Market* your property through the local Multiple Listing Service and cooperate with local brokers and agents.
8. *Place* an electronic lock box on your property. This will provide a readout (for security purposes) of when your property was shown and which Realtor showed it.
9. *Develop* a profile of probable buyers to determine our marketing strategy.
10. *Design* a "Highlight Sheet" with your property's amenities for interested buyers.
11. *Advertise* your property in various Real Estate publications and enlist your help in writing the ads.
12. *Notify* homeowners in your neighborhood and surrounding area that your property is on the market and ask if they know of any potential buyers.
13. *Hold* a broker's open house, if you so desire, and give you feed back from local Realtors.
14. *Hold* an open house, if you so desire, to attract potential buyers, and relay their comments.
15. *Provide* you with a Market Activity Report each week
16. *Communicate* with you weekly to discuss Market Activity Reports, showings, local market changes, updating your ad, and feed back from Realtors and buyers.
17. *Update* your CMA- discuss competing listings and new sales in the area.
18. *Inform* you of any financial market changes in interest rates and financing options.
19. *Advise* you and consult with you during the negotiation process. Provide you with all the information you need to make an informed decision. (As allowed by agency law.)
20. *Coordinate* and oversee all facets of contract to closing.

If at any time during the listing period, you feel I am not performing the services I am promising to keep, you may contact my Broker-in-Charge. She will either assure I remedy any deficiencies, reassign your listing to another Keller Williams agent or release you from the Exclusive Right to Sell Listing Agreement.

Kathleen
Blanchette Realtor®
*A Tradition of Integrity
A Reputation for Results*