

Listing & Selling Louisiana

Mission Statement

TOTAL COMMITMENT

My commitment to you is to always strive to provide professional real estate services to the very best of my ability.

7 DAYS AVAILABILITY

I can be reached 7 days a week on my cell phone. Also, My office is open 7 days a week. There is always a licensed Realtor available to work with all buyers and sellers who need assistance.

FULL SERVICE

My fiduciary duties does not stop with the signing of the contract. I will maintain a follow-up system with all parties involved in the sale, other agents, lenders, inspections, appraisal, title company, buyers and sellers. This assures you that all of the necessary paperwork and activities related to the closing of the sale are handled with the highest code of ethics

I can Represent you Anywhere with

My Realtor Referral network that covers USA&Canada

Our RSP office is the largest single real estate office in the Greater Baton Rouge area. There is a team of over 250 real estate agents at your service.

*Listing & Selling
Louisiana*

Keller Williams Realty Belief System



W I | 4 | C | 2 | T | S

Win-Win – or no deal

Integrity – Do the right thing

Customers – Always come first

Commitment – In all things

Communication – Seek first to understand

Creativity – Ideas before results

Teamwork – Together everyone achieves more

Trust – Begins with honesty

Success – Results through people



EMAD Alebrahim , Realtor

I SPEAK YOUR LANGUAGE

Bilingual English -Arabic

My Referral network covers USA&Canada

Direct Hot Line: 225-279-3585

Direct Office Line: 225-768-1800



EMAD Alebrahim, Realtor

Seller Representative Specialist (SRS)

English & Arabic Service

Hot Line :225-279-3585

**My Referral Network covers
USA&Canada**



I Help-U-own a Piece of America

<http://AskEmad.YourKWagent.com>

<http://MLS.Gbrar.com/EMAD>

[Email:AmericanRealtors@Gmail.com](mailto:AmericanRealtors@Gmail.com)

Mailing Address:

**8686 Bluebonnet blvd.,
Baton Rouge ,LA 70810**

Fax:225-768-9700

[Email:FreeHomeWarranty@kw.co](mailto:FreeHomeWarranty@kw.co)

EMAD Alebrahim, SRS

Sellers Services

For Sale by Owner (FSBO) & Short Sales

- 1. NEEDS ANALYSIS**
 - A. Help clarify the motivating reasons to sell.
 - B. Determine the seller's timetable.
- 2. PRICING STRATEGY**
 - A. Determine the best selling price strategy given current market conditions.
 - B. Show resulting net sheet.
- 3. PROPERTY PREPARATION**
 - A. Advise on repairs and improvements.
 - B. Provide staging strategies.
- 4. MARKETING STRATEGY**
 - A. Develop marketing plan.
 - B. Establish marketing timetable.
- 5. RECEIVE OFFERS**
 - A. Evaluate all offers or purchase agreements.
- 6. NEGOTIATING TO SELL**
 - A. Negotiate counteroffers.
 - B. Advise on final terms and conditions.
- 7. SELL**
 - A. Prepare post-contract work list.
 - B. Advise on repairs and vendor services.
- 8. PRE-CLOSE PREPARATION**
 - A. Plan & Supervise document preparation.
 - B. Provide pre-closing consulting & advice.
- 9. CLOSING**
 - A. Review closing documents.
 - B. Resolve last-minute items.
 - C. Complete transaction.
- 10. POST CLOSING**
 - A. Coordinate moving.
 - B. Assist with post-closing issues.



Call Me @
279-3585

EMAD Alebrahim

Realtor, Seller Representative Specialist (SRS)

My Marketing Strategy:

My Referral network covers USA&Canada

1. Prepare comparative Market Analysis.(CMA)
2. Consults as to how to "Best show your property".
3. Enter your property into MLS with multiple photos & virtual tours to nationwide Realtors &Prospects.
4. Install high quality signs on site to attract prospects.
5. Advertise property in newspapers and magazines.
6. Advertise property on various internet sites.
7. Provide marketing flyers for prospective buyers.
8. Hold an Agent Open House for agents to tour your property & provide experts staging advice .
9. Hold Open House on weekends to invite prospects.
10. Offer you many Home Protection Warranty Plans.
11. Schedule all showing appointments ,collect and email feed back 24/7 thru Central Showing Service.
12. Review the market continuously& consult with clients and Adjust strategy to Fit the new changes.
13. Designate & design Website for your property only.
14. Assign my listings informational Toll Free Number via Buyer Acquire "Call Capture Service".
15. Cable TV advertisement via Go Scout Pay-per-view.
16. Auctions Real estate Marketing ,Updates & Leads.
17. Submit & Receive all offers, and help to negotiate the best possible terms for you.
18. Provide mortgage financing options and help pre-qualify and pre-approve potential buyers.
19. Attend closing and Provide necessary documents to Agents, Lenders, Vendors ,Title co. and the Closing Attorneys pertaining to closing the sale or purchase transaction of your property.
20. High Work ethics with your best interest in mind.

EMAD Alebrahim, Realtor

Buyers Services

Residential - Commercial

- 1. NEEDS ANALYSIS**
 - A. Analyze buyer's wants and needs.
 - B. Help buyer determine their ideal home.
- 2. PRE-QUALIFICATION OR PRE-APPROVAL**
 - A. In-house Loan origination and Mortgage officers to Guide buyer thru loan process.
 - B. Obtain pre-qualification or pre-approval.
 - C. Help choose best mortgage financing
- 3. NEIGHBORHOOD INFORMATION**
 - A. Create broad neighborhood search.
 - B. Provide list of target neighborhoods and related information for each.
- 4. HOME SEARCH**
 - A. Organize/schedule home search process.
 - B. Ongoing updates, previews, and showings of available homes.
- 5. MAKE AN OFFER**
 - A. Compare homes and help make decision.
 - B. Advise on terms and issues of offer.
 - C. Fill out purchase offer documents.
- 6. NEGOTIATING TO BUY**
 - A. Present the offer.
 - B. Negotiate on buyer's behalf.
- 7. VENDOR COORDINATION**
 - A. Advise and supervise vendor selections.
 - B. Coordinate vendor services.
- 8. PRE-CLOSE PREPARATION**
 - A. Coordinate/supervise doc preparation,
 - B. Provide pre-closing consulting.
- 9. CLOSING**
 - A. Preview closing documents.
 - B. Resolve last-minute issues.
 - C. Complete transaction.
- 10. POST CLOSING**
 - A. Coordinate move-in.
 - B. Assist with post-closing issues.

