



What sets us apart from others:

- A team with 1 FULL-TIME buyer agent.
- Full Time admin for my group.
- We do enhance and make our online presence improved.
 - Zillow
 - Trulia
 - Realtor.com
 - KWLS.com (Keller Williams website)
- Virtual Tours are standard marketing
- Social Media Posts
 - LinkedIn
 - Facebook
 - Pinterest
 - Twitter
- We have a professional photographer that also makes a video and a drone photography.
- The video is uploaded to all the websites and is available on YouTube to share. We also post it to the social media sites.
- We use an electronic lock box that registers the agent's information. Only Realtors, Home Inspectors and Appraisers can get the "special key".
- We have an answering service that is dedicated to scheduling your showings. They will call, text and/or email you with the time of the showing request. You can accept by text, call or email. It also records the showings, the showing feedback, the details are also shared with you via email weekly.
- We provide weekly reports from Zillow, Trulia, Realtor.com, Circle-Pix (virtual tour) to you via email every week.
- We are available via phone or text (almost) around the clock. Our office phone is also a cell phone. You can text my admin during the hours of 8:30-5:30, Monday-Friday. In the evenings we forward the phones to a buyer agent on the team.

- Our buyer leads are funneled into a program that automatically reaches out to the buyer lead. Then the agent follows up via calling/text/email and continues to reach out to them until they respond. They begin getting an automatic email campaign from us until they unsubscribe. That ensures that we have used every effort possible to reach the person with interest of your home.
- We do not allow your home to show to buyers that are not preapproved by a lender first.
- We do require a 1.5% or more minimum escrow to be deposited with an accepted purchase contract.
- We strive to provide better than average customer service to our clients.
- We have a Customer Appreciation Program. We have a moving truck for local moves, party supplies (chafing dishes, linens, etc.) and a margarita machine. We have tools you can also use FREE of charge.

What to expect when you list your home:

- Within the first 24 hours (weekends excluded) your listing will be added to MLS.
- Alicia, my administrative assistant, will call you and introduce herself.
- You will receive a copy of everything you have signed via priority mail.
- We will come to take photos and measurements of your home.
- We will schedule the videographer for the next available weekend.
- Within 48-72 hours your home will begin to distribute to the various websites, social media, etc. We will enhance the information as needed to properly market your property.
- We send out postcards to the neighbors when it's listed.
- If we are not getting any showings requested, it will be due to one of two things—we are overpriced or you are not allowing it to show. It's important that have as open a schedule as possible.
- For unique properties we will provide a bound book of your attributes as well as a booklet of your seller disclosures and property information.

Unfortunately, we do have Realtors and clients that do not always share the respect for you, your time or your property. It is rare, but it does happen that you will find:

- No shows for showing appts.
- Lights may be left on.
- Doors may be locked or unlocked that you would prefer be the opposite.
- They won't always give us feedback from their visit to see your home.