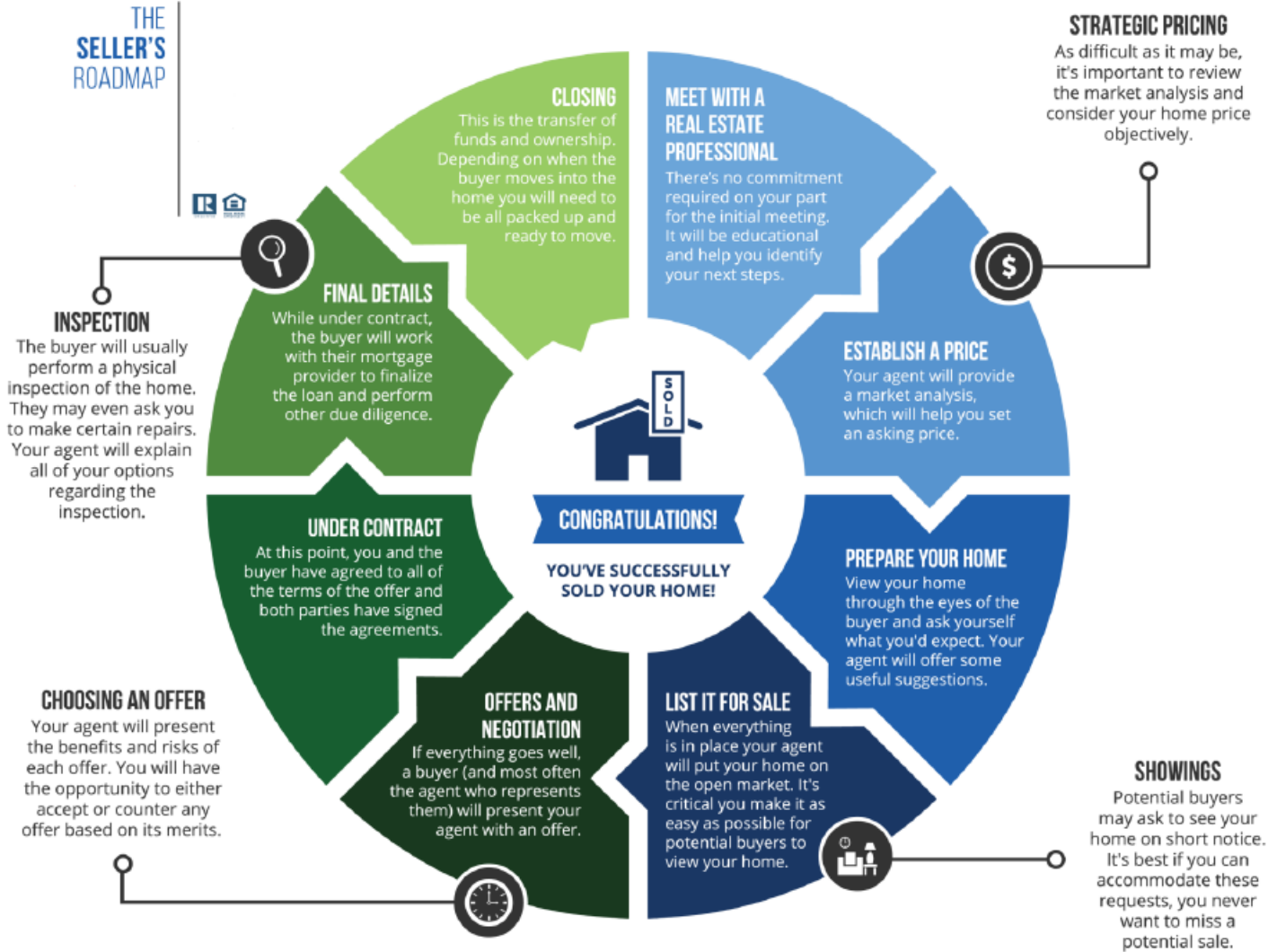


THE HOME SELLING PROCESS

THE SELLER'S ROADMAP

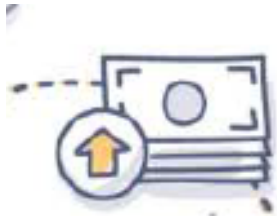


LISTING PLAN OF ACTION – YOUR NEEDS COME FIRST

Here is a one-page summary of some of the services that we provide to make your selling experience successful, friendly, efficient and so we can pro-actively get your home sold:

1. Help price your home to sell based on current market conditions, recent home sales in your area & any updates you have made
2. Assist with preparing your home for sale, which might include:
 - Decluttering, staging, junk removal and/or temporary storage
 - Completing minor repairs, maintenance and cleaning of your home
 - Compiling a list of home improvements and special features for marketing
 - Obtaining a home warranty for the listing period
3. Schedule a professional photography session to ensure we have great photos & floor plans for the MLS listing, brochures, etc
4. Install For Sale signs and place a professional lockbox for realtors to access the home
5. Create a complete and engaging listing for the MLS
6. Market your home on social media and through an extensive network of other realtors
7. Hold open houses to attract buyers
8. Follow up with open house visitors and agents who have shown your home
9. Present all offers and help analyze each offer to determine your net and the impact of any contingencies
10. Negotiate on your behalf to ensure that the final ratified contract is in your best interest
11. Help you obtain needed condo or HOA documentation
12. Coordinate with the buyer's lender & settlement attorney to ensure any contingencies are removed from the contract in a timely manner
13. Arrange various inspections with the buyer's agent so that they are done at a time that is convenient for you
14. Keep an accurate calendar of deadline dates after the contract is ratified to help you navigate through the process efficiently
15. Help you obtain any repair services resulting from items on the home inspection
16. Prepare a thorough information package for the appraiser to ensure your home is valued at the contract price or above
17. Provide information about when to transfer utility services and homeowner's insurance
18. Help you find moving companies and obtain estimates
19. Make sure everything is prepared for settlement so there are no surprises
20. Accompany you to the closing
21. Help you find a new home wherever in the US or Canada you may intend to move to





IN CONCLUSION

HELPING YOU SELL YOUR HOME



Choose the real estate services of The Lee Cronin Team and you will receive:

- Excellent service and support
- Expert negotiators
- Skilled agents who can explain processes, forms, agreements, and contracts
- A customized plan to help you market and sell your home
- Two people who want to help and are available when needed
- A promise to keep you informed every step of the way

Your Trusted Real Estate Advisors

We are Ready to Serve You!!