

RISA WONSYLD'S PERSONAL PROFESSIONAL SERVICES PROVIDED TO REPRESENT THE INTERESTS OF SELLERS PROPERTY

To save your time, minimize your stress, provide maximum security and help assure you net the greatest possible equity; I will perform the following services for you the property seller:

- 1 – Prepare an **objective analysis** of your property and the current market.
- 2 – Provide counsel as to your best **pricing strategy**.
- 3 – Provide value enhancing **property preparation advice**.
- 4 – Supply my name and sign which provides **quality professional positioning**.
- 5 – Provide **thorough promotion** of your property to find your best buyer.
- 6 – Help assure that your potential **buyers are well qualified** to purchase your property.
- 7 – Help identify and communicate your **property's valuable benefits** to the potential buyers.
- 8 – Counsel other agents when showing your property to **encourage the prospective buyers to buy now**.
- 9 – Review all offers in detail and provide **negotiation representation** of your interests.
- 10 – Provide **assistance in obtaining financing** to the buyers or their agents as needed.
- 11 – **Coordinate the closing** of your sale with other Realtors, lenders, inspectors, appraisers, attorneys, escrow officers, and title insurance companies.
- 12 – Provide **on-going personal communication** to keep you informed on the step by step progress of the sale of your property.
- 13 – Provide **post-sale follow-up** to assure your total satisfaction.

I may or may not be the person who will directly produce the buyer for your property, but I will be the person who will cause your property to sell and personally represent you in the process.

You can't get these services from me unless I am your listing agent who is hired to represent your personal interests in the sale of your property.

You have much to gain and little to lose by hiring me. If you don't receive an acceptable written agreement to purchase your property, you owe me nothing.