

# Professional Listing Services

Prepare and explain the Texas Association of Realtors Residential Listing Agreement and answer any questions or concerns you may have.

Prepare a professional “Comparative Market Analysis” for your home, as I have the knowledge and information to price your home competitively, with an appropriate margin for negotiations.

I will be objective about your home, and give you a written evaluation which covers necessary repairs, decorating tips and landscaping recommendations. We are in a very competitive market for resale homes, and a home in like-new condition sells faster and also brings the highest price because it outshines the competition.

I prepare and explain a closing cost estimate, so you will have an accurate estimate of your net proceeds at closing.

I coordinate, implement and constantly monitor a detailed and comprehensive Marketing Plan.

I communicate with you regularly, providing you with the latest market information that may affect your property’s marketability. You also receive a market update every Friday via email, which includes a review of all showings for the previous week.

I professionally negotiate and communicate all written offers made on your property. Also, I make direct contact with the buyer’s lender, and ask the pertinent questions relating to the buyer’s qualifications.

I coordinate all closing activities with buyer’s agent, title company, and buyer’s mortgage company, and keep you informed of all progress along the way. I review the HUD settlement closing statement before closing, verifying all amounts and calculations, and we attend closing with you to ensure there are no last minute problems.

I can help you find a new home anywhere in the country through my free relocation service.

Additionally:

I have a local appraiser, (a long-time Kingwood resident) on my staff to assist with valuation and measurement issues when needed.

I share office space and have a professional business relationship with a locally owned and operated mortgage company. Having immediate and direct access to a lender on-premises is a great advantage in helping to qualify prospective buyers.