

# Buy, Sell or Refi, LLC

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**FREE Market Evaluation Multiple Listing Services in Florida and all over US 3 local offices**

Realtors® Association of Citrus County, Inc., 714 S Scarboro Ave, Lecanto, Florida 34461

<https://www.raccfl.com>

Ocala Marion County Association of Realtors®, 3105 NE 14th St, Ocala, Florida 34470

<http://www.omcar.com>

Hernando County Association of Realtors® Inc., 7321 Sunshine Grove Road, Brooksville, Florida 34613

<https://www.hernandorealtors.com>



## List with "The Max!"

### Fewer Days on the Market, Closing at a Higher Price

**Cleaned, Decluttered!, Smells Good!, Repaired** at the beginning of a sale, will have fewer days on the market and Sell at a Higher Price!!

**Pictures Sell!** I take good pictures. Professional Photographers, take better particularly good pictures. An extra \$100 to \$150 might make a difference, a showing, selling faster, at a higher price.

**Every showing:** All lights on. All blinds open. House smells good! House is clean and decluttered. Caged animals.

**Appliances: Descriptions,** Makes, Models, Color, Size, Location, Serial Numbers, Initials and Dates of Sellers. No last-minute substitutes by Owner. Any appliance leaving with you, let me know!

**Utilities...Electric, Water, Trash.** Utilities on until Sellers receives check. Written List: Name, Address, Phone, Trash Pick-up Days.

**Clean and Maintained until closing check is received by Sellers.** Poor landscaping, untrimmed lawn, dirty pools create problems in Buyer's minds and neighbors might call. Try to prevent the neighborhood dogs from using a vacant lawn...Good Luck!

#### Neighbors, Realtors, and Prospects.

- **Inside the house:** Color *flyers*, real estate business *cards*.
- **Outside the house:** if permitted,
  - **For Sale Sign**
  - **Combo Lock...**extra key, maybe a key gets lost, stolen, misplaced.
  - **Flyer Stand** 15 flyers
- **Calls from Realtors & Prospects.** More info: **Email, Name, Phone.**
- **Neighbors.** Face-to-Face drop off Cards & Flyers.  
Who do the neighbors know who wants to Buy or Sell, anywhere in the US?  
Mail and non-personal drop offs have low market value, but sometimes...