

## WHY CHOOSE STONINGTON?

- Experts in buying, selling, locating properties, and negotiating
- Trusted and Certified Advisors with years of experience in real estate and finance
- Knowledgeable in the latest market conditions, government regulations, and upcoming developments
- Membership Affiliations to LIBOR, MLS, NYSAR, NAR
- Long-standing professional reputation within our local markets
- Founded on the principals of putting our clients' priorities first

## THE MILLENNIALS

*At Stonington, our agents are forward-thinking and understand today's buyers. Our agents are tech savvy and utilize all forms of social media and internet marketing to sell homes and find buyers.*

*The Millennials know the importance of having the experienced representation of a buyer's agent; it is as critical to the success of the transaction as it is with a seller's agent. The makeup of the local market has changed in dealing with the public as well as managing the inventory available. The full-time, seasoned agents at Stonington are equipped with the tools and knowledge to give you the best customer service.*

*When you form a relationship with a REALTOR®, he or she will be committed to your goals and priorities and be focused on reaching a successful closing.*

## TO ALL OF OUR CLIENTS

It is vital to be informed and equipped with the knowledge necessary to search for a home. We invite you to interview with any of our agents so that you can be assured when working with our firm that:

- We will bridge the gap between the public and our clients.
- We are passionate and focused on the job at hand.
- We will guide our clients through the process from listing or searching and then from contract to the closing table.



DEBRA A. CHIAPPETTA  
Real Estate Broker  
GRI, CBR, CDSP

Stonington  
REALTY, LLC

Prior to becoming a NYS Licensed Real Estate Broker, I was a controller in the Investment Banking Industry and provided accounting and consulting services for small business establishments. In 1997, I entered the mortgage industry as a Mortgage Loan Originator. I was a Mortgage Broker/Owner from 2000 to 2008. I continue to keep up to date on mortgage guidelines and maintain my NYS Mortgage Loan Origination license. I stay current on all laws, policies and sales strategies through continual education and training which surpasses State requirements.

I hold a CBR Certification. As a Certified Buyer Representative, I have acquired increased skills, proficiency and knowledge that enhance the service I provide to buyer-clients at every stage of the home-buying process.

As a listing agent, I have developed a variety of marketing strategies that have a proven record of successful outcomes for my seller-clients. I have listed and marketed homes throughout Suffolk, Nassau and Queens counties which sold quickly and exceeded my sellers' expectations.

Stonington is founded on my belief that the mark of success is not measured by the volume of business transacted. It is through reaching and surpassing the goals of our clients. We pride ourselves on our record of client retention and the regeneration of business through client referrals.

Most recently, I have focused on building a quality team around me. My associates share my passion for real estate and the commitment I have to our clients at Stonington.

STONINGTONREALTYLLC.COM

SERVING SUFFOLK, NASSAU AND QUEENS



EST. 2004

## BUYER AGENCY REPRESENTATION

- Legally Binding relationship with a REALTOR representing your interests only
- Certified Buyer Representative Designee
- No time limits placed on finding a property
- Step by Step Process for First Time Buyers
- Customized Daily Available Property Listings based on Buyer Priorities
- Previewing of Homes of Interest
- Provide available Property Research and Public Records
- Comparative Market Analysis on Properties of Interest
- Limited volume of clients per agent
- Buyer Preapproval through qualified referral sources without obligation

OUR CLIENTS' CONTINUAL REFFERALS ARE A TESTAMENT TO OUR SUCCESS



## BUYERS CHOOSE STONINGTON FOR:

- Reliability
- Proven Track Record
- Quality Representation
- Skillful and Experienced Negotiating
- Expertise in Real Estate Financing



## TODAY'S BUYERS

*The internet has provided today's buyers with the knowledge only Realtors had years ago. Working with buyers exclusively at the beginning of our firms inception into the industry has proven beneficial not only to our buyers but to our sellers as well.*

*At Stonington we have the experience, knowledge and training to deal with the public. We approach every transaction well-prepared and treat all parties in a transaction with respect and professionalism.*

**Stonington**  
REALTY, LLC

68 SO SERVICE ROAD, STE 100  
MELVILLE, NY 11747  
(631) 224-4800

NEVER ENDING SERVICE & COMMITMENT

## SELLER AGENCY REPRESENTATION

- Concierge Listing Services
- Limited volume of clients per agent
- Property Management and Maintenance
- Estate Sales
- Full Listing Service utilizing Mobile Media
- Online Open House and Featured Listings
- Luxury and Global Marketing
- Pre-Listing Property and Security Evaluation
- Professional Photography
- Floor Plan Marketing Flyers
- Social Media Marketing
- Real Estate Website Distribution
- Weekly and/or Monthly Website Traffic Reports

WE TREAT EACH CLIENT'S TRANSACTION AS IF IT WAS OUR OWN. IT IS THE MINDSET NEEDED TO PROVIDE PREMIER SERVICE.



## STONINGTON SELLERS RECEIVE:

- Tech Savvy Advertising
- Social and Global Marketing
- Drip Marketing Campaigns
- Local Market Exposure
- Results!