



# Seller Orientation

Compliments of:

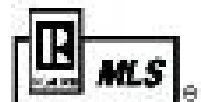
## The Barber Group REALTORS®

**469-449-9800** Dallas Office and Fax  
**903-567-7777** East Texas Office  
**214-223-5795** Ron Barber cell/text  
**214-223-5684** Becky Barber cell/text

[Ron@BiAHOME.com](mailto:Ron@BiAHOME.com)

[Becky@BiAHOME.com](mailto:Becky@BiAHOME.com)

[www.BiAHOME.com](http://www.BiAHOME.com)



# The Barber Group

*The difference between ordinary and extraordinary is that little extra.*  
-Barbara Jordan

As your Realtor™, it is our job to understand your needs and respond to them promptly, professionally and with integrity. It is our pledge to provide you with sound real estate advice, helping you to understand the wisdom of the decisions you make.

By being your Realtor™, our relationship is built on trust. Value and service will be provided before, during, and after the transaction, so that your changing needs are always addressed and satisfied.

It is not only our business philosophy, but also a commitment to provide you with exemplary personalized service beyond your expectations. Our practice is to listen, hear and truly understand your needs; a quality of business conduct that often seems to have been forgotten in today's fast paced, highly automated society.



# Benefits

Listing property with **The Barber Group** means receiving the following benefits:

*Experience... Integrity... Skill... Effectiveness... Advanced Techniques and Aids... Intimate Knowledge of the Marketplace... Financial Counsel and Assistance.*

So, there is something special about selecting **The Barber Group** as your Realtor™. In addition, you should know about the many beneficial services you will also receive as part of our “Quality Personalized Service” program.

## We have...

- **REPUTATION...** We have one of the best business reputations in the United States.
- **PROFESSIONALISM...** Our associates are all highly professional and well-trained by career oriented consultants.
- **EXPERIENCE...** Our personalized service and record of excellence over the years have established a reputation of trust and fairness, which many of our clients have come to depend upon again and again.
- **LOCATIONS...** Our sales offices are situated throughout North America, so you can be assured that your EXIT Realty representative knows your neighborhood and the people in it. Our staff of professionals have loyal buyers in each area who are ready, willing and able to purchase a home, which may very well be yours.
- **COMPUTERIZED MULTIPLE LISTING SERVICE...** This is to give the seller the widest exposure via computer-terminal technology. In addition to our staff, your property will be exposed to participating members. The use of the Multiple List Service is optional.
- **ADVERTISING...** We are very competitive in marketing your house to not only our industry, but also the readership in an area that is searching for a new purchase.
- **EXIT Smart Sign Technology...** is just one more way to market your home. As an EXIT agent, I will utilize geolocation technology to put your property's information in the palm of potential buyers hand. Using their mobile device, buyers can text for information while sitting outside your home, and receive instant information on your property directly to their mobile phone. As your listing agent, I am notified immediately of the buyers interest and can reach out, even while they're still outside the home to set up a showing. Instant lead capture for every potential buyer.

## Benefits (continued)

- **RELOCATION...** This area brings together the many buyers across the country who are interested in purchasing in the Greater Dallas and East Texas areas.
- **MARKET ANALYSIS...** We will determine the realistic price range of your home in two ways:
  1. An opinion by our qualified and knowledgeable staff who list, show and sell property in your neighborhood, and
  2. A written compilation and analysis of recent homes sold, homes presently on the market and those exposed to the market but not sold during the listing period.
- **PHOTOS** – HD quality photos, inside and outside.
- **WEBSITE LINKS** – We will market your property on many social media and websites to include [www.biAHOME.com](http://www.biAHOME.com), [www.EXITRealtyPro.com](http://www.EXITRealtyPro.com), realtor.com, zillow.com, texasrealestate.com, realtorspropertyresource.com, trulia.com, homes.com. It will be pushed out to hundreds of web platforms and other media.





## **Our Business Creed**

- We will provide the best service possible for every client we represent.
- We will always tell a client what they need to hear, even if it isn't what they want to hear.
- We will only enter into a client relationship where we know what is expected of us can be done in good faith.
- We will only enter into an agreement with a client who is realistic with regard to proper pricing.
- We acknowledge that we may sometimes lose a client because we are truthful, while our competitors may tell them what they want to hear to temporarily get their business.
- We will always keep in sight that our honesty, understanding, loyalty, accountability and creativity are what sets us apart from the real estate masses.
- We will always use a well-trained, professional staff to assist us in the complex home purchase process.
- We will always treat all parties honestly and fairly and we will always serve our clients without regard to race, color, age, creed, sex, national origin, handicap or family status.
- We will always strive for excellence by staying abreast of changes in the real estate business through reading, networking with other real estate professionals and attending real estate education conferences and courses so that we may best serve our clients.
- While our clients are a major portion of our life, our God is foremost and our family is next. We regularly set aside time for spiritual, family, recreation and social pursuits. Only by retaining balance are we able to provide our clients our very best service.
- We share this with you because we believe it is important for you to know how we feel about our life and our careers.
- We win in life by caring about others and keeping our priorities straight.

## AGENCY DISCLOSURE

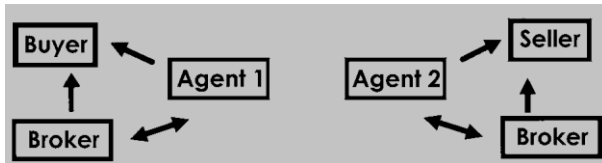
Every licensed real estate agent in The State of Texas is **required** by law and by the Texas Real Estate Commission to present to you and ask you to sign an agency disclosure form (attached).

This form gives you information about representation. **It is not an agreement of any kind.**

If you sign the form, you are simply **acknowledging** that you have received the form and that the agent has discussed it with you. It **does not obligate** you to work with that agent on any transaction.

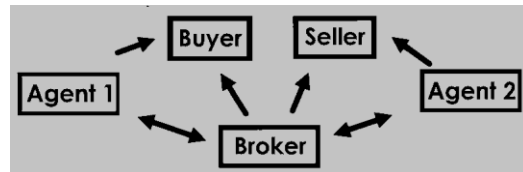
## **Description of Agency Relationships**

### **EXCLUSIVE AGENCY** (FOR CO-OP TRANSACTIONS)



One type of real estate transaction involves a seller who has listed property for sale with a real estate broker and is presented with an offer to purchase from a buyer who has engaged another broker. Both brokers have individual sales associates to act on behalf of the broker in the transaction. In this transaction the broker for the seller and the broker's sales associate exclusively represent the seller. The other broker and its sales associate working for the buyer exclusively represents the buyer.

### With Two Appointed Licensees Working Separately with Buyer and Seller

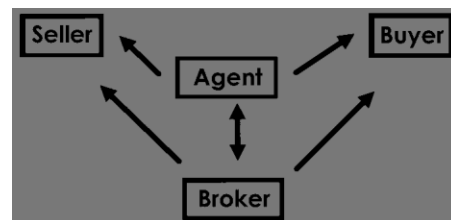


When the Buyer and Seller wish to have the Broker act as an Intermediary in the sale and each have separate agents of the Broker working with them, then Broker may appoint each agent to act as an "Appointed Licensee." Under these circumstances, the Appointed Licensee will carry out the instructions of the parties to whom they are appointed and will render professional advice and opinions to the parties during the transaction.

### **INTERMEDIARY STATUS** (FOR IN-COMPANY TRANSACTIONS)

Intermediary status was created by the Texas Legislature in 1995 and was designed for use when a buyer and seller are represented by the same broker such as when a buyer wishes to purchase a property listed for sale by the Broker. In such a transaction, with the written consent of the parties, the broker may work with both parties to the sale. As an Intermediary, the Broker (1) will treat both the buyer and seller honestly, (2) will not disclose that the seller will accept a price less than the asking price unless authorized in writing to do so by the seller, (3) will not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, (4) will not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by law. The Broker, with the written consent of the parties, may act as an Intermediary in two different circumstances explained as follows:

### With One Broker Intermediary Representative Working With Both Buyer and Seller



When a Buyer and Seller in the transaction wish to work with the same sales associate of the Broker, then the sales associate will act as a "Intermediary Representative" of the Broker. Such a transaction presents a greater potential for a conflict of interest between the Broker and the parties which precludes the Broker and its Intermediary Representative from promoting the interest of one party over the other. In this situation the Intermediary Representative will not render professional advice or opinions to either party so as to remain fair and impartial to both parties, however may provide information and assistance.



# Key Market Factors

## *How long does it take to sell a home?*

There is no easy answer – some homes sell in a few days, others may take several months. Recognizing the key factors influencing a sale can give you significant control over market time.

## *The proper balance of these factors will expedite your sale:*

### **LOCATION...**

- Location is the single greatest factor affecting price.
- Neighborhood desirability is fundamental to a property's fair market pricing.

### **COMPETITION...**

- Buyers compare your property against competing properties.
- Buyers interpret pricing based on available properties.

### **TIMING...**

- The real estate market may reflect a seller's market or a buyer's market.
- Market conditions cannot be manipulated; an individually tailored marketing plan must be developed accordingly.

### **CONDITION...**

- Property condition affects price and speed of sale.
- Optimizing physical appearances and advance preparation for marketing maximizes price.

### **TERMS...**

- The more flexible the financing, the broader the market, the quicker the sale and the higher the price.
- Terms structured to meet your objectives are important to successful marketing.

### **PRICE...**

- If the property is not properly priced, a sale may be delayed or even prevented.
- The Barber Group's comprehensive market study will assist you in determining the best possible price.



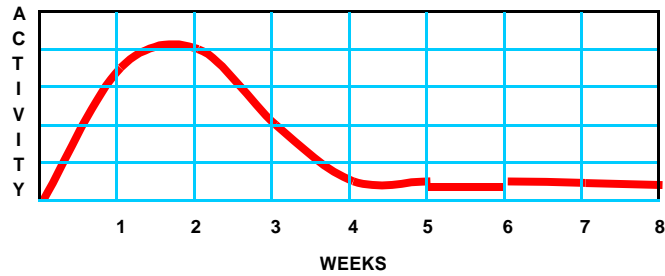
# Which Improvements Add Value To Your Home?

What follows are “best estimates” for the most typically consistent remodeling projects we have seen across the country... Unless otherwise noted, the maximum time between remodeling and re-sale must be five years; otherwise the “value-added” figures are void.

<b>PROJECT</b>	<b>COST</b>		<b>VALUE ADDED</b>	<b>COMMENTS</b>
Kitchen	Low: High:	\$15,000 \$20,000-up	80 to 110%	Cost includes new cabinets and countertops and re-wiring; structural changes, relocated plumbing, custom cabinetry, and top-of-the line appliances.
Bathroom	Low: High:	\$7,500 \$10,000	80 to 115%	Cost includes new fixtures and fittings, tile floors and walls; structural changes, and relocated plumbing. High-end materials and fixtures raise the cost. Note: adding a second bath can yield more than 100% resale value.
Room Addition	Low: High:	\$30,000 \$40,000	50 to 110%	Depends on type of room; a family room or new master suite (don't forget to include cost of bath) will add much more value to a home than a private office or fourth bedroom.
Converting an attic, basement or garage to living space	Low: High:	\$10,000 \$15,000-up	25 to 40%	Cost assumes no structural changes and no new plumbing; value added depends on size of house (smaller house, more value) and type of space created (family room or bedroom, more value than a gameroom or exercise area).
Adding a deck	Low: High:	\$5,000 \$10,000-up	40 to 60%	The warmer the climate, the more value added; size of deck, complexity of design, and added amenities (spa, trelliswork) influence cost.
Re-painted exterior	Low: High:	\$1,200 \$1,500-up	40 to 60%	Assumes old exterior was worn and repainting was done immediately prior to putting house on market: a new coat of paint probably adds the “best profit” to selling an older home.
In-ground swimming pool	Low:	\$20,000	20 to 40%	Cost assumes an average-size pool (16' x 32') in a rectangular shape; value added depends on desirability to future owner (banks usually do not include pools in mortgage appraisals).

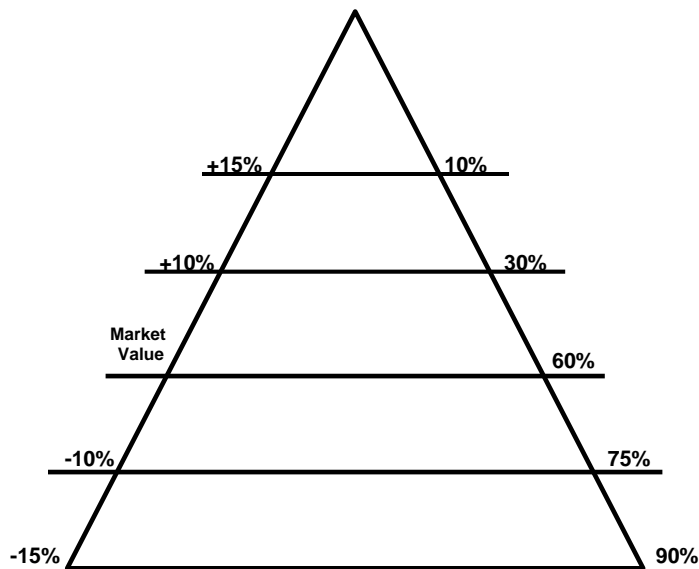
Source: Home Remodeling Magazine

## Selling Price vs. Timing



Timing is extremely important in the real estate market. The above graph illustrates the importance of placing your property on the market at a realistic price and terms from the very beginning. A property attracts the most excitement and interest from the real estate community and potential buyers when it is first listed; therefore, it has the highest chance of a sale when it is new on the market.

## The Importance of Intelligent Pricing



As the triangle graph above illustrates, more buyers purchase their properties at market value than above market value. The percentage increases even further when the price drops below market value. Therefore, if you price your property at market value, you are exposing it to a much greater percentage of prospective buyers and you are increasing your chances for a sale.

# Buyers Always Determine Value!

The value of your property is determined by what a **BUYER** is willing to pay in today's market based on comparing your property to others **SOLD** in your area.

## COMMON PRICING ERRORS



# Preparing Your Home For Sale



**A** few great tips on creating an atmosphere that will charm buyers and make them want to buy your home. Remember that you'll never get another chance to make a first impression. And first impressions are what counts! Follow these simple tips and create the competitive edge that may help you sell your home more quickly.

## Drive-up Appeal

- Trim trees and shrubs, clean out flower beds and invest in a few flats of seasonal flowers, paint the front door, make sure doorbell is working properly, wash the mailbox, keep the porch swept and get an attractive mat for people to wipe their feet.

## Absolute Basics

- Start by airing out the home. Most people are turned off by even the smallest odor. Odors must be eliminated, especially those caused by dogs and cats; soiled diapers and/or cigarettes.
- Wash all the windows in the home, inside and out.
- If it has been over a year since the carpets have been cleaned, now is the time to have them cleaned. Bare floors should also be waxed or polished.
- Put bright light bulbs in every socket made for a bulb. Buyers like bright & cheery.
- Clean out closets, cabinets and drawers. Closets should look like they have enough room to hold additional items. Get everything off the floor and don't have the shelves piled to the ceiling.
- Make sure rooms are not overcrowded with furniture. Select pieces that look best, and store the rest.
- Keep the kitchen sparkling clean. Make sure all appliances are clean at all times. Straighten cupboards that appear cluttered and keep floors gleaming.
- Bath tubs, showers, and sinks should be freshly caulked. The grout should be clean and in good condition. There should be no leaks in the faucet or traps.

### **A few more suggestions...**

- If you have limited counter space in the kitchen, keep unnecessary items put away.
- Keep children's toys out of the front yard, sidewalks and front porch.
- Clean the ashes out of the fireplace.
- Make sure that the pull-down staircase is working correctly. Be sure there is a light in the attic.
- The pool needs to be sparkling and free of leaves.

### **For those willing to go the extra mile...**

- There are some things you can do that will really add flair to your home. If your house is the least bit dated, changing out or removing wallpaper in the entry, kitchen or bathrooms and replacing outdated light fixtures adds desirability.
- Fresh paint on interior and/or exterior where needed.
- New appliances in the kitchen can be an exciting feature that can actually make the difference in a buyer choosing your home over another.

### **Showing your home...**

- When you leave the house in the morning or during the day, leave it as if you know it is going to be shown.
- Keep good scents in the house, such as potpourri or simmering pots or candles.
- Make sure all the lights are on and window treatments are open.
- Turn off the television.
- Keep pets out of the way – preferably out of the house. Many people are uncomfortable around some animals and may even be allergic to them.
- Leave your premises. Take a short break while your home is being shown. Buyers are intimidated when sellers are present and tend to hurry through the house. Let the buyer be at ease, and let the agents do their job.

## **Now that your home is “ON THE MARKET”...**

### ***What YOU can do to help get your house SOLD:***

- ❑ Complete all repairs and cleaning.
- ❑ “Stage” your home to be appealing.
- ❑ Keep home ready for showing.
- ❑ Hide valuables (also prescriptions).
- ❑ Keep marketing information out for buyers.
- ❑ Call us if information is depleted.
- ❑ Leave premises for showings.
- ❑ Call us with any questions.
- ❑ Market your home to friends and acquaintances.
- ❑ Keep us advised where to reach you or give permission to show if you are unavailable.
- ❑ Refuse to discuss terms with buyers or their agents without us present.

# Home Service Contracts Can Aid Buyer and Seller

**M**any home purchasers erroneously assume that the Seller is always somehow liable when there is a defect or failure found in the home's cooling, heating, plumbing, electrical and/or appliances after the Buyer moves in. Unless otherwise provided for in the contract however, risk of loss often falls on the Buyer. Even where the contract provides that heating, plumbing, pool & equipment, electrical, etc. be "operative" on or until date of possession, disputes can always arise as to when the breakdown occurred, who is responsible, how the repairs are to be funded, and when they are to be made.

**H**ome service contracts go a long way to alleviate these risks and concerns. For a modest price (currently basic coverage is \$450 to \$600, slightly more for optional coverage), Seller can provide to Buyer a one year warranty covering, specified heating, plumbing, electrical, water heater or appliance breakdowns. Coverage under most plans commences at closing (although some can be made to commence during the listing period as well). In all cases, there are important limitations and exclusions (example: appliances/systems must be operative at commencement of coverage).

# Presentation of Offers

## **When an offer is generated on your home we will do the following:**

1. Present the offer to you personally or online depending on logistics.
2. Have the cooperating Broker share Buyer Qualifications.
3. Go over every item in the contract with you so that you thoroughly understand what the buyers are offering and what they are asking for.
4. Discuss all offers with you in private, after listening to the other agent.

## **Give you as much input as we possibly can regarding:**

1. Current market and finance activity.
2. Other sales to date.
3. Competition.
4. Broker comments.



# Checklist for Presentation of Offers

**We use this checklist to protect you when offers are presented on your property:**

1. Terms clear and complete.
2. Loan Information
  - A. Is the anticipated loan realistic?
  - B. Is there an interest rate – not to exceed \_\_\_\_\_%?
  - C. Is the Buyer to go back through existing lender?
  - D. Number of days to qualify for and obtain the new loan. \_\_\_\_\_
  - E. Loan contingency to be removed in writing.
3. **IMPORTANT** – Additional deposit to be increased upon removal of loan contingency.
4. Seller to carry first loan:
  - A. Insurance coverage, naming beneficiary as insured on fire policy.
  - B. Financial statement and credit report from the Buyer.
  - C. Down payment sufficient to create secure Loan-to-Value Ratio?
  - D. Interest Rate \_\_\_\_\_.
  - E. Term – all due and payable in \_\_\_\_\_years.
  - F. Payable \$\_\_\_\_\_monthly.
  - G. Acceleration clause – due on sale clause.
  - H. Provision for escrow account for taxes and insurance.
5. Seller to carry second loan (if acceptable in our market with lender):
  - A. All of number 4, above, plus;
  - B. Request for notice of default on First Trust Deed.
6. Date of Closing.
7. Date of occupancy – provision made for rental, if possession not upon date of closing.

## Checklist for Presentation of Offers (continued)

8. Any variation in payment of normal closing costs for Buyer and Seller.
9. Personal property included and/or excluded.
10. INSPECTIONS
  - A. Who pays for them?
  - B. Time limit. \_\_\_\_\_
11. What repairs, if any, are to be made, by whom and with what dollar limitation, if any?
12. Owner's Disclosure of any deficiency within or affecting the property or structure, which might adversely affect the value, use or enjoyment of the property or structure by Buyer.
13. Signatures by all Buyers named in contract.
14. Homeowner assessments – paid by Seller or assumed by Buyer.
15. Sale of Buyer's Home.
  - A. Number of days to sell – does it correspond with the closing date – if so change it so that if Buyers don't sell, Sellers can put the home back on the market.
  - B. Contingency release clause – example: 48-hour release clause.
16. Broker acting as principal – disclosure.
17. Multiple Counter offers.
18. Understanding by Buyer and Seller of costs to be incurred, payments to be made and estimated net revenue to be realized from this transaction.

# Negotiating the Sale

When purchase contracts are negotiated, you will be kept informed every step of the way.

## **During the selling process, we will:**

- Establish and explain guidelines prior to presentation.
- Present all offers to you... as quickly as possible.
- Review the contract with you.
- Keep you up-to-date on current market activity, which may affect the strength of the offer.
- Ensure that all parties in all transactions are treated fairly and with honest consideration.
- Make certain there is compliance with disclosure laws and ordinances.

# Processing the Sale

**A Realtor™ has more responsibilities than listing and showing! You should be aware of what your Realtor™ does after the contract is signed:**

1. Open Title.
2. Deliver Earnest Money Contract and check to the Title Company.
3. Obtain receipt for earnest money check from the Title Company.
4. Order all necessary inspections.
5. Examine the Title Commitment for clouds and make sure problems are disclosed early so closing is not delayed.
6. Insure that you receive copies of all documentation pertinent to the transaction.
7. Note all contingencies and attempt to remove them within the time limit provided or get an extension of time, if needed.
8. Keep you abreast of buyer's loan application and the progress of the appraisal on your home.
9. Be present during inspections and keep you informed of their findings:
  - A. Roof
  - B. Pest Control
  - C. Pool
  - D. Building
  - E. Plumbing & Heating
10. Arrange any required termite treatment and obtain certificate.
11. Coordinate execution of any required repairs.
12. Verify survey has been ordered and completed.
13. Provide Title Company with any charges for CLOSING DISCLOSURE.
14. Have closing papers drawn before closing so that if any problems arise, we can solve them.
15. Coordinate the closing and move-in dates so that they are as convenient to both parties as possible.

# Check-List for Moving

*Before you leave...*

<b>GIVE ADDRESS CHANGE TO:</b>	<input type="checkbox"/> Post Office
	<input type="checkbox"/> Charge Accounts, Credit Cards
	<input type="checkbox"/> Subscriptions: Notice requires several weeks.
	<input type="checkbox"/> Friends and Relatives
<b>BANK</b>	<input type="checkbox"/> Transfer funds, arrange check cashing in new city.
<b>INSURANCE</b>	<input type="checkbox"/> Notify company of new location for coverages: Life, Health, Fire and Automobile insurance.
<b>UTILITY COMPANIES</b>	<input type="checkbox"/> Gas, Light, Water, Telephone, Fuel
	<input type="checkbox"/> Get refunds on any deposits made.
<b>MEDICAL, DENTAL, PRESCRIPTION HISTORIES</b>	<input type="checkbox"/> Ask Doctor and dentist for referrals. <input type="checkbox"/> Transfer needed prescriptions, eyeglasses, X-rays. <input type="checkbox"/> Obtain birth records, medical records, etc.
<b>DON'T FORGET TO:</b>	<input type="checkbox"/> Empty freezer
	<input type="checkbox"/> Defrost freezer and clean refrigerator. Place charcoal to dispel odors. <input type="checkbox"/> Have appliances serviced for moving. <input type="checkbox"/> Clean rugs or clothing before moving (have them wrapped for moving). <input type="checkbox"/> Check with your Moving Counselor. <input type="checkbox"/> Insurance coverage, packing and unpacking labor, arrival day, various shipping papers, method and time of expected payment.

## Check-List for Moving (continued)

<b>ON MOVING DAY:</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Carry enough cash or traveler's checks to cover cost of moving services and expenses until you make banking connections in the new city.</li> <li><input type="checkbox"/> Carry jewelry and documents yourself, or use registered mail.</li> </ul>
<b>AT YOUR NEW ADDRESS:</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Plan for transporting pets; they are poor traveling companions if unhappy.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Double check closets, drawers and shelves to be sure they are empty.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Leave all old keys needed by new tenant or owner with Realtor™ or neighbor.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Check on service of telephone, gas, electricity and water.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Check pilot light on stove, water heater, incinerator and furnace.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Have new address recorded on driver's license/apply for state driver's license.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Register car within five days after arrival in state or a penalty may have to be paid when getting new license plates.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Register children in school.</li> </ul>
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Arrange for medical services: Doctor, Dentist, etc.</li> </ul>

# Ways to Communicate with The Barber Group

## **OUR REAL ESTATE ONE NUMBER:**

We have obtained this number to serve you better. Please call us at **(469) 449-9800**. We can be reached at this number anywhere anytime.

If you have to leave us a message, please do so by pressing 2 after dialing the above-referenced number. It will also notify us. We check our voice mail often throughout a day and will return your call at the first opportunity.

**DALLAS OFFICE/FAX: (469) 449-9800**

**EAST TEXAS OFFICE: (903)567-7777**

**EMAIL:**

[becky@biAHOME.com](mailto:becky@biAHOME.com)

[ron@biAHOME.com](mailto:ron@biAHOME.com)

**Ron Barber:** (214)223-5795 cell/text

**Becky Barber:**(214)223-5684 cell/text