

TOMICH ≡ KABOT

EXPERT REPRESENTATION - SELLING | BUYING | INVESTING | RENTING

SELLER REPRESENTATION

Exceptional Services provided by The TOMICH-KABOT Team include the following:

- Comprehensive Market Evaluation and Pricing Recommendations
- Full Property Audit to Understand and Itemize Amenities / Features
- Proper Presentation / De-Cluttering / Staging (if necessary) so the Home or Business Property shows to its Best Advantage
- Strategic Marketing Plan
 - Professional Photography
 - Video Tour (Drone Videography-if applicable-higher end listings)
 - Comprehensive Brochure (Print & Digital PDF), including Floor Plans
 - Continual Open Houses to Keep Brokerage Community & Public Informed
 - Social Media / Newsletters
 - Multi-Media Exposure – Print, Internet / Web
 - Direct Mail to Targeted Qualified Buyers
- Capably Filter Buyers
- Carefully Analyze and Correctly Interpret Critical Property Information
- Expert Negotiation Skills
- MLS Multiple Listing Services – For Select Properties under Exclusive Sales Listing Agreements
 - As a Realtor and member of the National, State & Local Realtors Associations, Team Partner Linda Kabot can provide Multiple Listing Services for certain properties that may benefit from greater exposure when offered for sale or rental on an exclusive basis.
- Zoning / Land Use Expertise -- Building Permits, Variances, Wetlands, Subdivisions / Site Plans, Community Master Plan Development Objectives, Building Envelope Analysis
- Problem-Solving Permit Consultant
 - The TOMICH-KABOT Team can help sellers resolve issues that may arise to bring their homes into conformance with local zoning codes by navigating through the complexities of securing municipal permits and certificates of occupancy. As a Permit Consultant, Team Partner Linda Kabot is adept at conducting a complete property record search to ensure all of your documentation is in order for a more seamless closing.
 - The TOMICH-KABOT Team can also help secure certain approvals that enhance the value of your property, or where there are issues, help to achieve compliance with local zoning requirements. (Note: Permit Consulting Services under a separate hourly fee agreement.)

