



# Anything less is second best!

## My Role

What you can expect from me as your listing consultant!

- Treat all parties honestly.
- Always ensure we keep a win-win relationship.
- Respect your time, needs and finances.
- Stay focused on satisfying your needs.
- Communicate openly and frequently.
- Represent your best interest in any and all negotiations.
- Put your interest above all others, including my own.
- Provide continuous comprehensive market information and recommend the best pricing strategy.
- Help prepare your home for effective staging and showing.
- Market and promote your home in a professional manner. (Review plan)
- Proactively solicit multiple offers.
- Withhold any confidential information that will affect the sale of your home.
- Respond to and resolve all issues quickly and timely.
- Follow up with other agents who show your home.
- Provide post-closing information and consulting services, and assist you with all future real estate needs.

## Your Role

What I expect from you.

- Keep home available, presentable, neat and smelling nice at all times.
- Follow the agreed upon staging plan. (Once you have chosen me as your selling consultant, we will go back through the home and prepare it for showing.)
- Complete all repairs as agreed.
- Keep yard mowed.
- Keep all valuables and prescriptions in a safe place.
- Leave home for all showings.
- Don't discuss terms with buyers or their agent without me present.
- Don't call other agents for feedback.
- Be completely honest on the Seller's Disclosure.
- Keep all marketing information displayed and inform me if it is running low.
- Market your home to friends and acquaintances.
- Inform me if leaving the home for more than one week.
- Notify me immediately if your needs or expectations change.
- Be brutally honest with me if you feel I am not meeting your expectations.