

FROM LISTED TO

SOLD



THE OPPORTUNITY
HOMES
COLLECTIVE

NICE TO MEET YOU!

RHIANNON A. FOSTER

Realtor®
Personal Real Estate Corporation
Certified Transition Coach
Seniors Real Estate Specialist



"I LOVE WHAT I DO"

With over eleven years of experience in the Residential Real Estate market and another 15 in customer service, I have a unique background that clients appreciate. I approach every day intending to help others, and that begins with creating relationships based on TRUST!

I provide all my clients with the authentic education that they need to make informed decisions when buying, selling, or investing in Vancouver's Real Estate market while ensuring that our communication remains of the highest priority.

WHAT IS TRANSITIONAL REAL ESTATE?

In its simplest form, Transitional Real Estate is all about helping individuals and families that are in highly emotional or excited states while buying, selling, and investing in Real Estate in Vancouver and the Lower Mainland.

At the Opportunity Homes Collective, our team is headed up by our owner and Transitional Real Estate Expert, Rhiannon A. Foster. She holds designations as a Certified Transition Coach and Senior Real Estate Expert giving her and the team a unique approach characterized by understanding, discretion, and compassion. People who value our services are relocating, First-time home buyers, those going through a divorce, estate sales, and those receiving inheritance.

LET'S CONNECT



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OpportunityHomesCollective



Opportunity Homes Collective

ABOUT US



MEET THE TEAM



CHANTEL MACHNIK
REALTOR®

Are you looking at relocating to the heart of downtown Vancouver, living in the busy, buzzing indie fashion and boutique Yaletown, or the laid-back yoga-loving Kitsilano neighborhood? Or, interested in venturing out to the oasis of rainforests, oceans, and mountains of Deep Cove and beyond...I am your girl!



ISRAEL MENDIOLA VILCHIS
TEAM ASSISTANT

Providing our clients with exceptional quality service is my priority!
It is important that all our clients feel that they are taken care and that is why I specialize in our social media management, transaction coordination, data entry, administrative tasks, and many other things that ensure our client's needs are met!



ARIEL WANG
CONVAYANCING

Helping agents make their mark!
With over seven years of experience in Real Estate conveyancing, the agents at Century 21 In Town know that they can rely on me to process their deals in a timely and efficient manner.



DOUG FOULDS
REALTOR®. MANAGING BROKER

Supporting my agents is priority number one!
With over 15 years of Managing Broker experience in the Vancouver Real Estate industry, I have my Realtor training and development down to an art. Our agents know that they can rely on me to support them in and out of the office.



MICHAEL LA PRAIRIE
BROKER OWNER

IT IS ALL ABOUT CREATING COMMUNITY!
My wife, Heather, and I are the proud owners of Century 21 In Town Realty. We are Canada's #1 Vancouver office and a Grand Centurion Award winning office 11 years in a row. Agents come for the brand and stay for our community.



Real estate is an imperishable asset, ever increasing in value. It is the most solid security that human ingenuity has devised. It is the basis of all security and about the only indestructible security.



RUSSEL SAGE

TEN STEPS

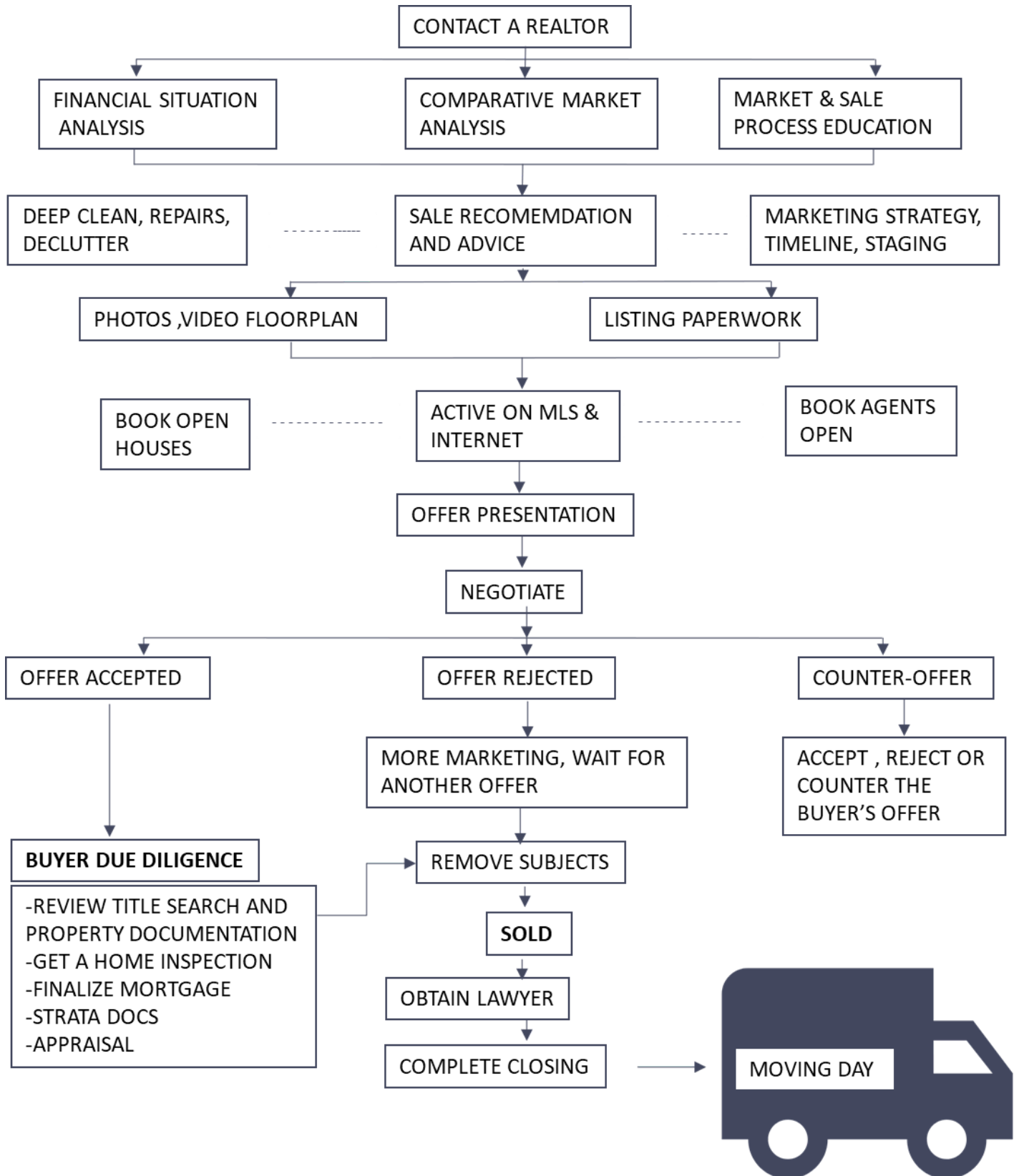
FOR A SUCCESSFUL HOME SALE

- 01/ FIND THE RIGHT AGENT
- 02/ PREPARE YOUR HOME
- 03/ ASSESS THE MARKET
- 04/ ROBUST MARKETING
- 05/ TARGET BUYER
- 06/ AFTER WE LIST
- 07/ REAL-TIME FEEDBACK
- 08/ NEGOTIATIONS
- 09/ CONTRACT TO CLOSE
- 10/ FINAL STEPS

BEFORE WE LIST



PROPERTY FLOW CHART



1

FIND THE RIGHT AGENT

The biggest mistake that home sellers make when choosing a listing agent is in selecting one based solely on two factors: the highest list price for their home and the lowest commission. At first glance, a seller might ask, "What? Are you nuts?" because sellers want the highest possible price and to pay the lowest commission. But those two criteria have very little to do with hiring a competent and experienced agent.



THE HIGHEST SUGGESTED LISTING PRICE

The highest suggested list price may not consider that you need to buy a home before you sell your current home. It may not consider that your property is tenanted on a fixed lease for another seven months. It may also neglect to consider the number of comparable properties on the market that have not yet sold.

No agent can tell you precisely what your home will sell for down to the penny. However, at the Opportunity Homes Collective, we can show you comparable property sales and current listings, talk about your motivation, and explore who the potential buyers could be to develop an appropriate sales price. We create three distinct pricing strategies for all sellers that you can choose from based on your motivation, the potential buyer pool, and the current market trends.

CHOOSING AN AGENT BASED ON COMMISSION

In B.C. there are no set commission structures. You can use a brokerage that will charge a nominal rate to help you list on the MLS. You could also use an à la cart service where you decide the services you want, or you can choose a full-service team, such as the Opportunity Homes Collective. We are all familiar with the old adage, "You get what you pay for." and when it comes to selling your home, this is no exception.

Consider this...

If a Realtor cuts their commission to get your listing but has a couple of other listings paying full commission, which listings will get their full attention?

If you ask for a commission reduction, and the Realtor capitulates without defending their rates, how do you think they will represent you at the negotiation table?

So, what are you paying for when you choose to work with the Opportunity Homes Collective? As a full-service team, you benefit from the years of marketing training, professional education, and investment in marketing innovation. We are the only Real Estate Team in Vancouver using a target buyer marketing system that ensures maximum exposure for your home to exact buyers looking for your home.

OUR SYSTEM DELIVERS RESULTS

According to REality Statistics, in 2021, our listings sold 75% faster than homes on the MLS. And we got our clients \$18,373 more per home sold.

AGENCY EXPLAINED

Real Estate professionals have a regulatory requirement to present you with this consumer information before providing services to you. This information explains the different relationships you can have with a Real Estate professional to buy, sell or lease property. Before you disclose confidential information to a Real Estate professional regarding a Real Estate transaction, you should understand what type of business relationship you have with that individual.

AS A CLIENT

If you are the client of a Real Estate professional, they work on your behalf. The real estate professional representing you has special legal duties to you, including:

- ✓ Loyalty. They will act only in your best interests.
- ✓ Full disclosure. They must tell you everything they know that might influence your decision in a transaction.
- ✓ Avoid conflicts of interest. They must avoid any situation that would affect their duty to act in your best interests.
- ✓ Confidentiality. They must not reveal your private information without your permission, even after your relationship ends. That includes:
 - your reasons for buying, selling or leasing
 - your minimum/maximum price
 - any preferred terms and conditions you may want to include in a contractWhen you become a client, you may be asked to sign a written agreement setting

AS A NON-CLIENT

A Real Estate professional who is not representing you as a client does not owe you special legal duties:

- ✗ No loyalty. They may be representing a client with competing interests to yours in a transaction. They must be loyal to their client, not you.
- ✗ No duty of full disclosure. They do not have a duty to give you all relevant information.
- ✗ No duty to avoid conflicts. They are not acting in your interests.
- ✗ No confidentiality. They must share any information you tell them with their clients in a transaction.
As a non-client, a real estate professional may give you only limited services.

NOTE

WHENEVER A REAL ESTATE PROFESSIONAL WORKS WITH YOU IN A REAL ESTATE TRANSACTION, WHETHER YOU ARE THEIR CLIENT OR NOT, THEY HAVE A RESPONSIBILITY TO ACT HONESTLY AND WITH REASONABLE CARE AND SKILL

COSTS WE COVER

1- Property listing featured in the latest edition of Haven, if timing permits for the latest issue

2- All printing and distribution related to marketing materials, including but not limited to signage, postcards, mailings, property information guides, and door knockers/ open house invites.

3- All digital assets related to distributed materials, including but not limited to e-postcards, email distribution lists, and property information guides.

4- Virtual staging for all vacant properties

5- All photography related to the property, including but not limited to twenty or more photos rendered for both MLS and digital marketing. Pictures of the property shall include inside, outside, and other relevant features, as well as community photos.

6- Video assets related to the property, including but not limited to two property videos, one for Vimeo and an Opportunity Homes Collective video for YouTube distribution.

7- Internet commercials for the property

8- All social Media advertising on Facebook, LinkedIn, Instagram, Google, and YouTube, depending on the information included in the Target Buyer Marketing System.

9- Boosted post on REW.ca

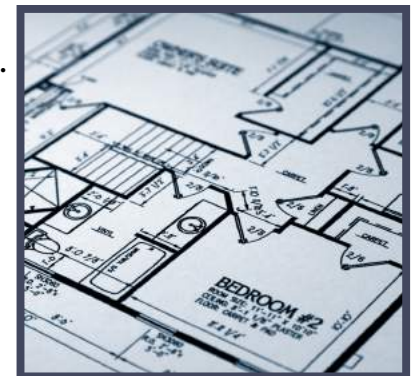
10- Professional measurements and a 2-D floorplan

11- One complete Matterport of the home

12- Open House refreshments, candies, and snacks.

13- If the listing requires an exclusive preview evening with refreshments and appetizers, all associated costs will be covered.

14- Anything related to the time, gas, disbursements accumulated by the Opportunity Homes Collective



2

PREPARE YOUR HOME

To sell your home as quickly and for as much money as possible, you need to plan carefully and prepare to show it off to buyers. Preparing to show your home to buyers requires careful planning to make necessary repairs, clean everything well, and present an organized house. A clean, neutral, and streamlined look helps buyers imagine what life would be like in your home. Your goal should be to make it easy for buyers to envision themselves living in your home.

EXTERIOR

- Wash or paint the home's exterior
- Paint the front door
- Keep the yard nicely trimmed
- Keep the lawn free of clutter
- Weed freshly mulch garden beds
- Clean interior and exterior windows
- Apply fresh paint or stain to wooden fences



INTERIOR

- Remove personal items, excessive decorations & furniture
- Replace or clean carpets
- Get rid of clutter and organize and clean closets
- Give a fresh coat of paint to walls, trim, and ceilings
- Replace outdated ceiling fixtures, and clean lighting fixtures
- Minimize and clean pet areas in the home
- Be sure that all light bulbs are in working order



FRESHEN THE PAINT AND FIXTURES

- A new coat of exterior paint seriously helps a home's curb appeal. It isn't a low-budget item, but if you can swing it...DO
- If you can't paint the entire home, paint the trim. This is relatively simple and provides plenty of pop
- Update exterior light fixtures. This can quickly give a home an updated look
- Put a fresh coat of paint on the front door



STAGING

- New, matching towels will give your bathroom a clean hotel feeling.
- Refresh Linens. A fresh set of bedsheets and clean linens with extra pillows will refresh a bedroom and make it more inviting.
- Make sure that each room has a single, defined purpose. And make sure that every space within each room has a purpose.
- Make sure furniture is the right size for the room, and don't clutter a room with too much of it. Furniture that's too big will make a room look small.



FACTORS



ASSESS THE MARKET

SELLER'S MARKET, BUYER'S MARKET AND BALANCED MARKET

"SELLER'S MARKETS" MEAN CONDITIONS ARE FAVOURABLE FOR SELLERS TO GET HIGHER PRICES FOR THEIR HOMES.

Seller's market at-a-glance

- More buyers than homes for sale on the market
- Prices tend to be higher because of increased demand.
- Homes sell quickly (less than 7 days)
- More likely to be multiple offers for a home, which gives sellers negotiating power (conditional offers may be rejected)

"BUYER'S MARKETS" ALLOW BUYERS TO NEGOTIATE HOMES AT LOWER PRICES.

Buyer's market at-a-glance

- More homes on the market than buyers
- Prices tend to be lower because of increased supply and the lowered demand
- Homes are more likely to sit unsold on the market for longer periods of time.
- Housing surplus can slow rising prices and even lead to price reductions over time.
- Buyers have more choices and more leverage to negotiate.

"BALANCED MARKETS" MEAN THERE ARE EQUAL SALES TO BUYERS.

Balanced Market-at-a-glance

- The same number of homes as potential buyers on the market
- Supply meets the demand
- Usually, sellers will accept reasonable close to list price
- Days on the market will vary by neighbourhood and product type. However, houses will sit on the market longer than three weeks.

SUCCESSFUL HOME SALE

Homes that are competitively priced have a much greater chance of selling promptly. Remember that your home is only worth what buyers are willing to pay, so the listing price is one of the most critical factors in a successful home sale. Many people tend to list too high, and they either have to move significantly on the price, or it takes much longer to get any offers. At the Opportunity Homes Collective, we are experts in creating a listing strategy that, with the right price, will get your home sold for the highest price with the best terms.

✓ FACTOR 1 - LOCATION LOCATION LOCATION

Your home's location is a top factor in pricing.

Can you walk to a top-rated elementary school? Is crime in your area low, and do you have easy access to public transportation? Factors like these can have a significant impact on your home's value. Beyond your neighborhood, where you live in that neighborhood matters. Busy streets command less than quiet ones, and in Vancouver, if your home is located on a "T" junction, you will typically not attract any Asian buyers.

✓ FACTOR 2 - RECENT COMPARABLE HOME SALES

At the Opportunity Homes Collective, we like to create Professional Equity Assessment Reports (PEAR for short) for our clients. This report includes a Comparative Market Analysis of the comparative properties that have sold in the same or similar market conditions. We will also include properties that are still on the market and statistical data to determine the speed of the market. This information is used to create three specific sales strategies for pricing that fit your personal situation, needs and current market conditions.

✓ FACTOR 3- UPGRADES, RENOVATIONS AND NEGLECT

Is your home well maintained or a fixer-upper? Is it in entirely original condition, or have you done a complete-gut renovation?

An updated home in top condition will fetch more on the market than a home with a bathroom from the 1970s. Buyers are savvy, and when they're looking at a property, they understand that if they're going to need to update a kitchen, it will cost between \$40,000 to \$60,000.

Your home's condition has such a major impact on its value that some buyers will pay more for move-in-ready properties to avoid doing renovations themselves.

For much older and neglected homes with significant issues that you do not want to repair or update, consider listing it "as is."

MARKETING



MAXIMUM EXPOSURE

RESULTS

Our target marketing approach gets you results! Homes listed with the Opportunity Homes Collective sell on average 75% faster than the competition and net on average \$18,373 more for sellers than our competition according to ERealty & REstats, as of December 1st 2021.



ROBUST MARKETING

GLOBAL AGENT TO AGENT NETWORK

A large percentage of real estate transactions happen with co-operating agents in the country. We will expose your listing to this market.

SIGNAGE

A sign will be placed in your yard or at your condo as well as pointers and open house signs at the appropriate times gaining you maximum exposure.

SUPERIOR ONLINE EXPOSURE

Buyers in today's market start their search online. We meet the buyers where they are...online! We feature your home on MLS, and on 3rd party, real estate sites, syndicated to literally hundreds of other listing sites, featured on our company website, and social media.

EMAIL MARKETING

E-alert marketing to our current buyer database of thousands of buyers searching for properties on our website and a new listing email alert that goes out to our agent network of thousands of agents in the area.

PROPERTY FLYERS

Highly informative and creative property flyers will be displayed inside your home. These help potential buyers remember the key items and unique features of your home after looking at several listings.

SHOWINGS

When we list your home we will prioritize getting buyers in your home and getting their honest feedback.

OPEN HOUSES

After reviewing many surveys, we have discovered the perfect formula for what day is best to list a home and the perfect day for an Open House.

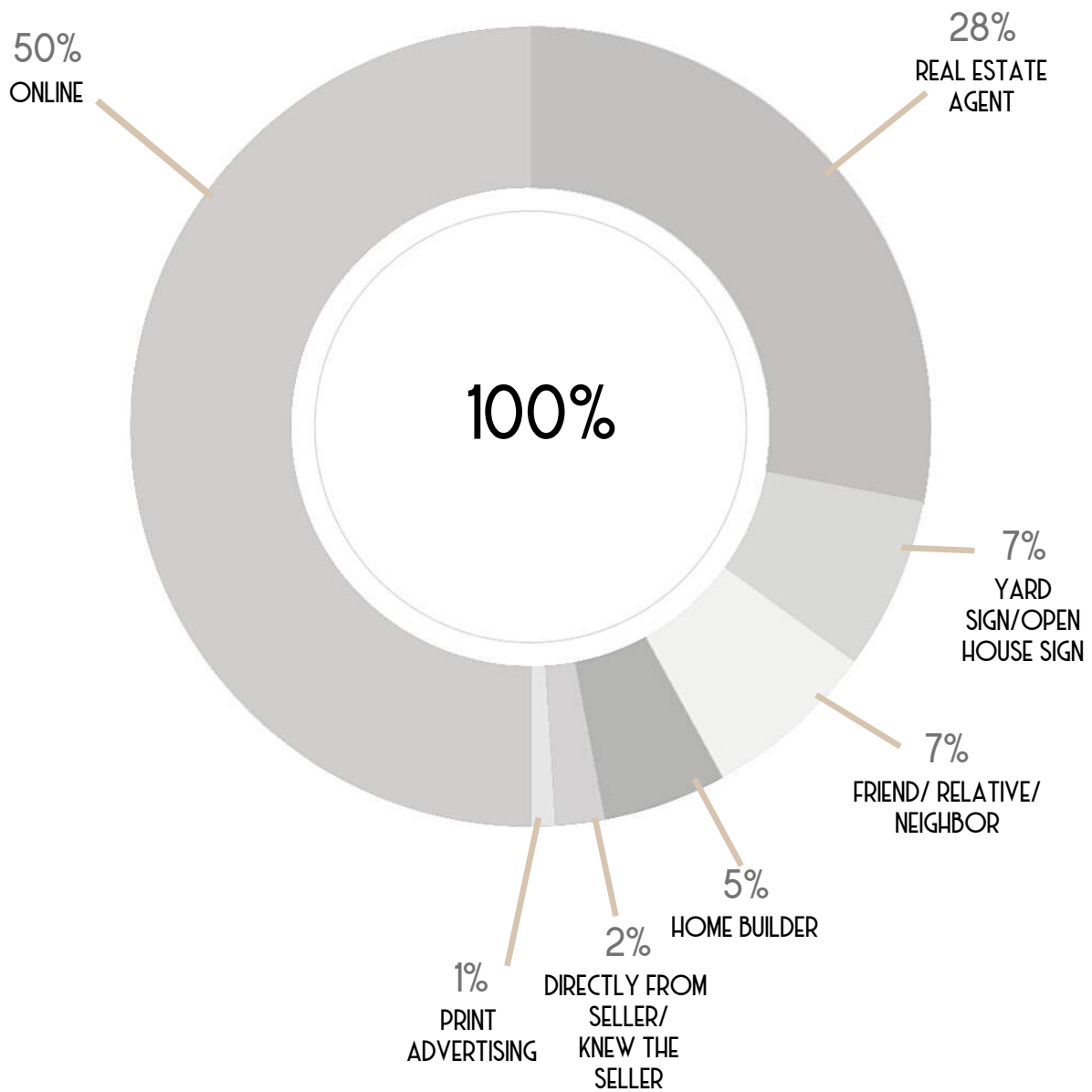
SOCIAL MEDIA MARKETING

We practice regular social media marketing on today's top social sites which include and are not limited to: Facebook, Instagram, LinkedIn, YouTube, and Pinterest.

TARGETTING BUYERS



WHERE BUYERS FIND HOMES



TARGET BUYER

WHO IS THE BUYER?

At the Opportunity Homes Collective, we approach the sale of your home, just like Apple approaches the launch and sale of a new iPhone.

Why would we do that, you might ask?

The simple answer is to get your home sold faster and net you more money in your pocket!

How do we do that?

We start by identifying potential buyer segments. Then we develop two or three distinct buyer segment profiles, aka avatars. After this, we create a buyer segment targeted marketing strategy. Finally, we execute the marketing strategy and monitor performance in real-time.

Unlike most agents over at the Opportunity Homes Collective, we KNOW marketing is key to the successful sale of a home, so we market like successful brands do... to the buyer!



IDENTIFY THE BUYER

This crucial step is the foundation of our marketing, and getting this wrong is not an option. We use third-party software that identifies the individuals moving into a particular neighbourhood. From there, we look at the top two or three groups of potential buyers and rank them by likeliness to purchase.

CREATE TARGET BUYER PROFILES

Once we choose the potential buyer segments, we build an avatar of each one. The information that goes into this process is vast and includes; household income, age, marital status, tech-forward, where they consume their data, and their values. This information sets the tone for our marketing.

CREATE MARKETING THAT ATTRACTS

You would not market to an investor the same way you would to a senior downsizing, would you? Of course, not that is why we develop marketing plans for each buyer avatar we identify. We do this because no two segments are alike, and the marketing should reflect that.

REAL-TIME MARKETING ASSESSMENT

Since we distribute our marketing across distinct platforms, we review the best performing segments and deliberately advertise to them, meaning we find your buyer sooner than your competition!

AFTER WE LIST



SHOWINGS

A FEW TIPS TO HELP YOUR HOME SHOWINGS GO AS SMOOTHLY AS POSSIBLE

FLEXIBLE

Be as flexible and accommodating to the buyers' schedule as possible. We want to avoid having missed opportunities if at all possible. We can look at batching showings for maximum convenience.

INFORMED

Ensure everyone in the home is informed when showings are to happen to keep their spaces clean.

DAILY CLEANING

Keep up and daily messes. Wipe down kitchen and bathroom counters before leaving for the day.

ODORS

Avoid strong-smelling foods: Keep your meal prep as neutral and simple as possible.

FURRY FRIENDS

Keep pet areas clean: Clean up after your pets immediately and wash their bedding regularly. Hide pet food or litter. Not everyone is a pet person and it may hinder their ability to picture themselves living there.

NATURAL LIGHT

Open blinds and curtains and let in as much natural light as possible. Leave lights on before you leave for a showing.

TRASH

Empty trash cans to avoid any odours. Try and empty trash cans nightly so that the home is fresh when you leave for the day.

TEMPERATURE

Keep room temperature comfortable. This demonstrates to buyers that HVAC is working properly.

PERSONALS

Make sure you place all valuables and prescriptions out of site and in a safe place.

VACATE

Having a seller present can make buyers feel awkward. We want to make the buyers feel at home and stay awhile.



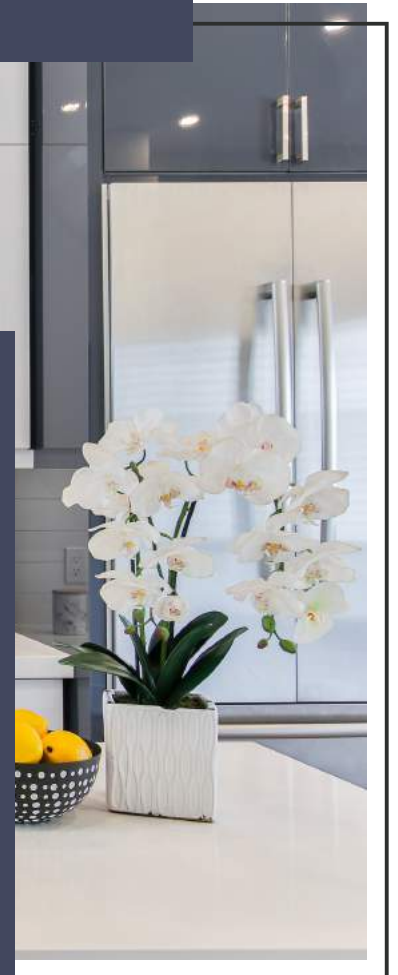
SHOWING CHECKLIST

...IF YOU HAVE TEN MINUTES

- Make all beds
- Put all clutter in a laundry basket, then take with you in the car
- Empty all garbage cans and take out trash
- Wipe down all countertops and put all dishes in dishwasher
- Put out your nice towels
- Pick up all toys and personal items
- Turn on all lights

...IF YOU HAVE AN HOUR

- Do everything on the ten minute list above
- Vacuum all carpet and rugs
- Sweep all hard surface floors, mop if you have time
- Wipe down major appliances
- Wipe down all glass and mirrored surfaces
- Put away all laundry
- Quickly dust highly visible surfaces
- Sweep all hard surface floors, mop if you have time
- Set out an air freshener or freshly baked cookies

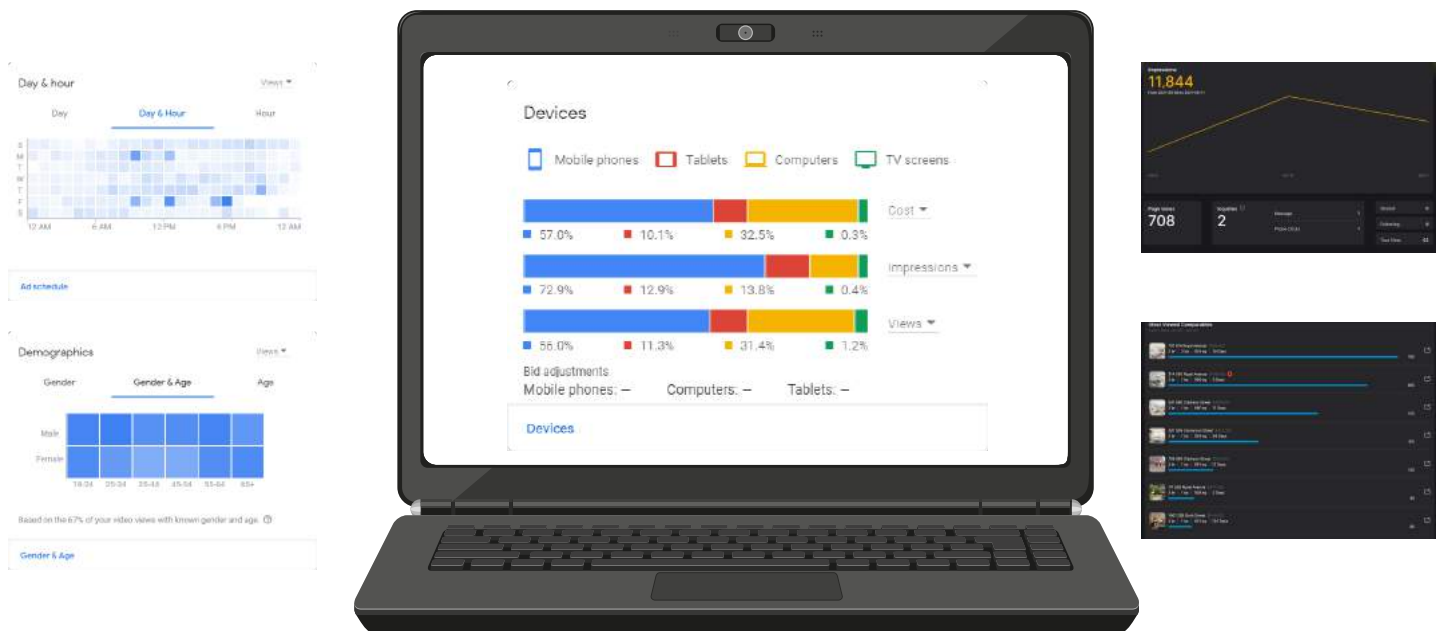


REAL-TIME FEEDBACK



ANALYTICS

At the Opportunity Homes Collective, we believe that you can not change what you do not track and measure. As a data-driven firm, we believe that it is our responsibility to know, in real-time, how our marketing on your home is performing. That is why our marketing platforms are so valuable and essential to ensuring that we are reaching our target buyer avatars. The real-time data ensures that if we need to pivot our marketing, we can, at a moment's notice, re-target our marketing so that it is performing at a level that will attract the buyer ready to pay top dollar for your property!



We use multiple data points from numerous programs to assess our marketing. From viewership to demographics to individual photo views, we examine every detail at specific intervals, so if we need to shift the focus of our marketing, we can turn on a dime to respond to that need.



NEGOTIATIONS

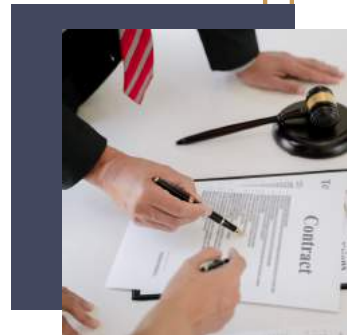
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NEGOTIATION SUCCESS

AFTER AN OFFER IS SUBMITTED

YOU CAN...

- Accept the offer
- Decline the offer
If the offer isn't close enough to meet your expectations and there is no need to further negotiate.
- Counter-offer
A counter-offer is when you offer different terms to the buyer.



THE BUYER CAN THEN...

- Accept the counter-offer
- Decline the counter-offer
- Counter the offer



You can negotiate back and forth as many times as needed until you reach an agreement or someone chooses to walk away.

WHEN THE OFFER IS ACCEPTED...

There are some components to an offer that makes it more appealing to the sellers.

You will sign the purchase agreement and you are now officially under contract! This period of time is called the contingency period.

Now inspections, appraisals, or anything else built into your purchase agreement will take place.



EVALUATING OFFERS

PRICE IS JUST ONE OF MANY CONSIDERATIONS WHEN DECIDING WHICH OFFER IS BEST FOR YOUR HOME. HERE ARE SOME OF THE OTHER FACTORS THAT MATTER



SUBJECTS/ CONTINGENCIES

The fewer contingencies and the shorter the time period the better.



ALL CASH BUYER

A cash offer is usually more appealing than a finance offer as the seller doesn't need to worry about if the bank will approve the buyers loan.



PRE-APPROVAL

Assures home sellers that the buyer can get the loan they need



CLOSING TIMELINE

You might need to close quickly to move on to the next adventure, or you might need to extend closing to allow time for next home to be ready. Choosing the offer with the closing time that fits your needs will be most attractive to you.



CLOSING COSTS

Sometimes an offer comes in high, but the buyer asks you to pay a percentage of the buyer's closing costs.



BUYER LETTER

If you care about the future of your home a buyer letter could assure you that you're selling to someone who will love the home and your neighbors as much as you did.



REPAIR REQUESTS

If the home needs some repairs, but you don't have the time or money to do them, a buyer who will do them for you might be what you need.



OFFER PRICE

Of course price matters too! If a high offer will cost you more in closing costs, repairs or other factors—then it probably won't be the best offer.



MULTIPLE OFFERS

Depending on the market, there is a chance that we look at setting you up with an aggressive marketing strategy, which includes setting up for a multiple offer scenario. In this case, we will assess each offer that comes in on all their merits to find the best possible offer to fit your Real Estate Goals.

HOME INSPECTIONS

WHAT IS INVOLVED

- Roof & Components
- Exterior & Siding
- Basement
- Foundation
- Crawlspace
- Structure
- Heating & Cooling
- Plumbing
- Electrical
- Attic & Insulation
- Doors, Windows & Lighting
- Appliances (limited)
- Attached Garages
- Garage Doors
- Grading, Drainage & All Stairs

FAQ

INSPECTION TIME FRAME

TYPICALLY 2 DAYS AFTER SIGNING THE CONTRACT.

COSTS

NO COST TO THE SELLER. THE BUYER WILL CHOOSE AND PURCHASE THE INSPECTION PERFORMED BY THE INSPECTOR OF THEIR CHOICE. WE VERIFY THAT ALL INSPECTORS HOLD A LICENSE.

POSSIBLE OUTCOMES

INSPECTIONS AND POTENTIAL REPAIRS ARE USUALLY ONE OF THE TOP REASONS A SALE DOES NOT CLOSE.

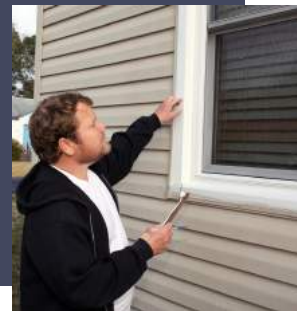
COMMON PROBLEMS COULD BE FOUNDATION, ELECTRICAL, PLUMBING, PESTS, STRUCTURAL, MOLD, OR RADON

ONCE COMPLETE

THE BUYER CAN ACCEPT AS-IS

THE BUYER CAN OFFER TO RENEGOTIATE

THE BUYER CAN CANCEL CONTRACT





CONTRACT TO CLOSE

CLOSING THE SALE

WHAT TO EXPECT

1. TRANSFER FUNDS

The transfer of funds may include adjustments to:

- Seller's mortgage company as well as any lien holders
- Local government, if any property taxes are due
- Third-party service providers
- Real Estate agents, for payment of commissions
- Sellers, if any there are any proceeds from the sale of the home

2. TRANSFER DOCUMENTS

The transfer of documents may include:

- The title to the home
- Certificate of Title, Bill of Sale, and other real estate-related documents
- Signed closing instructions and/or settlement statement
- Receipts (if needed) for completed repairs, per sales contract

3. TRANSFER PROPERTY

The transfer of property may include:

- Post-closing agreement, if the seller will need to rent back home for a specified time frame
- Exchange of keys, garage door opener, security codes and/or devices, appliance manuals, etc. usually done in a final walkthrough with the Selling agent
- Homeownership legally transfers to the new owner when Land Titles Records the transfer and issues a registration number

YOUR COSTS

Seller's commonly pay:

- Mortgage balance & penalties if applicable
- Any claims against your property
- Unpaid assessments on your property
- Real estate agents, for payment of commission
- Home warranty (if applicable)

WHAT TO BRING

Sellers need to bring to closing:

- A government picture ID

WHAT TO GIVE YOUR REALTOR

Before the final walkthrough with the buyers and their agent, your Realtor will need to get the following:

- All house keys
- Mailbox Keys
- Any garage door openers or FOB's
- Visitor Parking passes

AFTER CLOSING

Keep copies of the following for taxes:

- Copies of all closing documents
- All home improvement receipts

FINAL STEPS



FINAL STEPS FOR SELLERS



CANCEL POLICIES

Contact your insurance agent to cancel your policy so you can receive a refund of any prepaid premiums.



CLOSE ACCOUNTS

Cancel utilities and close those accounts. Keep a list of phone numbers for each of your utility and entertainment companies.



CHANGE ADDRESS

Let everyone know your new address. Submit a change-of-address form to the post office.



TURN EVERYTHING OFF

Turn off valves to the sinks, toilets, appliances, and water heater, Turn off all light switches and fans. Lastly call the electricity



DOCUMENTS

Secure all closing documents as well as the contract and closing documents and keep them in a safe place.



GATHER HOME PAPERWORK

Put together a packet of manuals, receipts, and any warranties as well.



CLEAR OUT PERSONALS

Move out your personal belongings completely. Check all drawers, cabinets, and closets.



CLEAN

Ensure that your home is completely clean upon leaving the home. Clean the cabinets, refrigerators, and other appliances inside and out. Thoroughly clean out garage. Schedule trash pick up prior to day of closing. Leave your home the way you would like to find it if you were the buyer.



INCIDENTALS

Leave all house keys, remotes, gate keys, pool keys, and mailbox keys in a drawer in the kitchen.



FLOORS

Vacuum and sweep floors one more time



LOCK UP

Ensure all blinds are closed, and lock the windows and doors.



TESTIMONIALS



TESTIMONIALS



"We've all slept so well and you helped us really improve our quality of living; the space is so luxurious. We cannot thank you enough and really really appreciate the beyond generous house warming gifts for us and the boys! You are truly the best.

-A.C.



Thank you so much for your support and kind words. We really meant it when we said that we have learned so much from you in our short interaction. You're a gem!

-S.R.



Thank you for everything and we will for sure be having a housewarming in the next month so, expect an invite!!

-S.G.



Thank you for making this sale a success. I was not expecting much since I had already listed and not sold my property but you got it done!

-K.M.



Thank you so much for all your hard work. if it had not been for you the process would not have been nearly as smooth!

-A.N



"When you said that you were going to stage the house and that it was going to look different, I did not believe you. But we left you alone with all your staging gear and when we got the photos back we were blown away!

-L.M.



"Thanks for all your hard work on this deal and all the follow up work! So many things to consider, we are very glad to have such professional advice!

-A.N

NOTES

A large rectangular area with a light beige background and horizontal ruling lines, intended for writing notes. The area is bounded by a thin dark line on the top and bottom, and a thin dark line on the left and right. The ruling lines are evenly spaced and extend across the width of the area.



FROM LISTED TO

SOLD



THE OPPORTUNITY
HOMES
COLLECTIVE