



26 Point eMarketing Program

Hill Team Associates Guarantee

- 1. Free No Obligation Market Analysis:** This CMA or detailed market analysis of your property with evaluation of your location, lot, neighboring homes and current market conditions along with recent sales.
- 2. Representation:** Our fee is negotiable and will range between 5-7% where as we will offer 2.5 to 3.5% to co-brokers. The co-broker is the split we share with the other Realtors or agents who help us sell your home.
- 3. Independent Appraisal Reimbursement:** We reimburse you out of my commission for any independent appraisal that you choose to have done. (should you not agree with our pricing evaluation)
- 4. Broker's Open House Luncheon:** We hold broker's open house lunch and offer a \$50 cash prize for the agent that guesses closest to the eventual sale price. (Lunch's from Peppercorns, Ciao Bella, Chinese Food, or comparable) Typically we get 20-35 area brokers in your home.
- 5. We Provide Feedback: INMAN news** - We keep you informed about the real estate market and provide feedback on all calls, showing and inquires. We also provide you with the most up to date information regarding the RE market, current trends and expected forecasts. (Inman News, Realty Times, HUD.gov etc.)
- 6. Marketing Consulting Specialists:** We work closely and consult with you in marketing your property such as pictures, description and ads, conditions, improvements etc.
- 7. Home Marketing Booklet:** We provide a Booklet which stays at the property, along with a handout of your property with color pictures, plot plan, and a MLS computer printout which buyers can take home to review.
- 8. For Sale Signs:** We place a "For Sale" sign on your property and position it properly. If necessary we position directional arrows at all key locations to main roads. We use **RED SIGNS** which stand out.
- 9. MLSPIN - Professional list home on MLS:** with links to over 100 sites including: Trulia.com, GoogleRealestate, Yahoohomes.com, HTAhomes.com. Boston.com, HousesbyDave, HillTeamAssociates, CommercialByDave, Telegram.com & KW.com, Worldproperties.com
- 10. Realtor.com: International Web-Site - Enhanced:** Largest Real Estate web-site in the world. We place your home on REALTOR.COM with an enhanced listing presence. (Includes, multiple photos, scrolling text, video tours and monthly owner reports) Linked to World Properties.com
- 11. We place your home on over 100 search sites:** (Statistics show that 9 of 10 people start their home search on the internet: **We link to:** Trulia.com, GoogleRealestate, Yahoohomes.com, HTAhomes.com. Boston.com, HousesbyDave, HillTeamAssociates, CommercialByDave, Telegram.com & KW.com, Worldproperties.com (and many, many more)

- 12. RLS2000 Website:** We give an active account on RLS2000.com. You will have access to all homes on the MLS, including sold homes. You will know exactly what is going on in your local market.
- 13. MARKET SNAPSHOT:** Latest technology creates and sends you a monthly report with actives, solds, community info and school info. **Satellite views.**
- 14. Home Web-Page:** www.123-any-address.com (Give your home it's own domain and site)
- 15. Neighborhood Postings: post card mailing and door knocking systems**
Just listed and price reduction mailings (up to 1 mile radius of property)
- 16. We advertise your property:** weekly bi-weekly monthly *in the following publications:*
 -Metro West -Boston Globe-NEREJ -Webster Times -The RE Guide
 -Catalogue of Homes -Telegram.com (for open houses) ***Based on needs**
- 17. Professional Open House Programs:** weekly(7%) bi-weekly monthly.
(Signs on all blocks to main roads, door knock and posting on all buyer web-sites) ***Based on needs**
- 18. Video Tour Technology: Zipvo Videos** MLSpin, Realtor.com, MLSpropertyFinder, HTAhomes.com & KW.com (statistics show, videos get 15-20% more internet hits)
- 19. Property Flyers:** Professional flyer's created and posted at locations like UMass, Shaws, St. Vincent Hospital, etc.
- 20. MAPASS professional showing service:** Showings and automatic feedback service.
(E-mails on every showing). no more guessing!
- 21. KWLS (Keller Williams Listing Service):** International data sharing with over 80,000 agents.
Linked to KW.com, and Wolfnet.com (#1 KW relocation resource)
- 22. Complimentary Home Staging Consultation:** Staged homes sell for 8% more and in 20% less time. When you list with us, we give a free walk-thru consultation of every room.
- 23. BLOG & Alternative Sites:** Our properties are posted on Craigs list, Postlets, Facebook, LinkedIn and other Real Estate blog and social sites. (Outstanding results with generation X)
- 24. Home Warranty:** KW offers extended & full warranty services for both new construction and existing home. Through Home Warranty Company of America.
- 25. Catalogue of Homes** (Local Real Estate magazine & website)
- 26. *Terminate all listing contracts if I do not fulfill this written guarantee.**
(100% Satisfaction Guarantee)



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