

FOR SALE BY OWNER ?

THAT COULD BE A VERY PROFITABLE WAY TO SELL YOUR HOME, BUT HOW DO YOU COMPETE WITH REALTOR ADVERTISING AND ARMIES OF AGENTS WHO ARE SHOWING COMPETING PROPERTY? HOW CAN YOU MAKE YOUR HOME STAND OUT FROM THE CROWD OF HOMES FOR SALE? **THE ANSWER MAY BE...**

MOVE-IN CERTIFIED !!

ADVANTAGES OF SELLING A HOME THAT HAS BEEN MOVE-IN CERTIFIED:

- ☑ **THE SELLER CAN CHOOSE EMERALD CITY INSPECTIONS TO THOROUGHLY INSPECT THE HOME BEFORE REACHING AGREEMENT WITH A POTENTIAL BUYER.**
- ☑ **THE INSPECTION CAN BE SCHEDULED AT THE SELLER'S CONVENIENCE.**
- ☑ **A SELLER'S INSPECTION MAY REVEAL PROBLEMS AHEAD OF TIME WHICH,**
 - **WHEN CORRECTED, MAY GIVE POTENTIAL BUYERS A MORE POSITIVE IMPRESSION.**
 - **GIVES THE SELLER TIME TO MAKE REPAIRS AND SHOP FOR COMPETITIVE CONTRACTORS.**
 - **PERMITS THE SELLER TO ATTACH REPAIR ESTIMATES OR PAID INVOICES TO THE INSPECTION REPORT.**
 - **REMOVES OVER-INFLATED BUYER-PROCURED ESTIMATES FROM THE NEGOTIATION TABLE.**
- ☑ **AN INSPECTION MAY ALERT THE SELLER TO ITEMS OF IMMEDIATE CONCERN, SUCH AS SAFETY ISSUES OR ACTIVE TERMITE INFESTATION, WHICH CAN BE ADDRESSED BEFORE VISITORS TOUR THE HOME.**
- ☑ **A SELLER INSPECTION PERMITS A CLEAN HOME INSPECTION REPORT HOSTED ON WWW.FETCHREPORT.COM TO BE USED AS A MARKETING TOOL.**
- ☑ **A **MOVE-IN CERTIFIED** YARD SIGN ATTRACTS POTENTIAL BUYERS AND SETS YOUR HOME APART.**
- ☑ **THE REPORT CAN HELP THE SELLER REALISTICALLY PRICE THE HOME IF PROBLEMS EXIST OR MAY HELP SUPPORT A HIGHER ASKING PRICE IF PROBLEMS DON'T EXIST OR HAVE BEEN CORRECTED.**
- ☑ **THE REPORT PROVIDES A THIRD-PARTY, UNBIASED OPINION TO OFFER TO POTENTIAL BUYERS AND MAY RELIEVE A PROSPECTIVE BUYER'S UNFOUNDED SUSPICIONS, BEFORE THEY WALK AWAY.**
- ☑ **A CLEAN INSPECTION REPORT LIGHTENS NEGOTIATIONS AND HELPS AVOID 11TH-HOUR RENEGOTIATIONS.**
- ☑ **THE REPORT MAY ENCOURAGE THE BUYER TO WAIVE THE BUYER'S INSPECTION CONTINGENCY.**
- ☑ **THE DEAL IS LESS LIKELY TO FALL APART DUE TO A BUYER'S INSPECTION REVEALING AN UNEXPECTED PROBLEM.**
- ☑ **THE REPORT PROVIDES FULL-DISCLOSURE PROTECTION FROM POTENTIAL FUTURE LEGAL CLAIMS.**

CALL **EMERALD CITY INSPECTIONS, LLC** TODAY TO SCHEDULE YOUR **MOVE-IN CERTIFIED** INSPECTION. VISIT US ON THE WEB AT WWW.DUBLINHOMEINSPECTIONS.COM FOR MORE INFORMATION.

478-278-7525

SERVING DUBLIN, LAURENS COUNTY AND SURROUNDING AREAS