



My Pledge to You

- With nearly 2 decades of experience as a realtor my main focus is for everyone to achieve success whether a client of a customer.
- My services go beyond real estate. I am a financial consultant providing valuable information I have acquired through-out the years.
- All sellers will be provided with a CMA or Comparative Market Analysis, which I will prepare exclusively for the selling property as to determine fair market value.
- My marketing plan is geared towards providing maximum exposure so your property will net highest price.
- Properties will be advertised through-out NYC and also Sullivan, Orange, Putnam, Westchester and Rockland Counties. Your property will also appear in all major real estate portals nationwide.
- Floor plans and high-resolution photos will be provided for all customers.
- I will negotiate in good faith and gain the highest price possible for your property.
- After offer acceptance I will work with buyer's attorney, lender and everyone involved for sale to close in a timely manner.



Prepping your house for showing

- Deep cleaning should be the first and most important step.
- Make sure the property is clutter free including exteriors.
- Home should be odor free. Odors are a big turn off for prospective buyers.
- Closets should be kept empty, as they seem bigger when not cluttered.
- Bedrooms should always be well staged. Beds should be well made and decorated with pillows and throws.
- Kitchens should be mopped and counter tops wiped clean and shouldn't smell of the last meal you cooked.
- Special attention should be directed towards the bathrooms. A dirty tub or shower would immediately turn off most buyers and all linen closets should be neatly arranged.



Negotiations

- All offers will be requested in writing with a copy of pre-approval and proof of funds if a cash deal.
- I will advise you during the negotiation process and help you select the buyer that is most qualified to complete the transaction and bring the sale to closing.
- You will be constantly updated though out the process on a weekly basis and all necessary adjustments will be made.
- I will attend closing and ensure the transaction is completed efficiently and smoothly.