



**#1 Century 21 office in CANADA raising \$150,928 in 2022 for Easter Seals**

Giving back to the community is something we at Century 21 B.J. Roth Realty Ltd. Brokerage strongly believe in.

Helping Kids with Physical Disabilities Succeed



A resident of Orillia since 1998, a member of the Orillia Business Women's Association, and an advocate for the great lifestyle our area has to offer. I pride myself on providing THE BEST customer service so that your experience will be stress free.

I will be there for you before, during, and after the sale!

**Testimonials**

"Her expertise, dedication, knowledge and hardworking ethics were well above what we expected! Yasmin Parish always made herself available to us even for the simplest of questions! Her professionalism was such a breath of fresh air!! She always made us feel completely at ease."

*Brenda Brown*

"We were fortunate to have Yasmin recommended by a friend. Professional, courteous, and knowledgeable are among her many talents. Most of all, I felt Yasmin truly had our best interests at heart and I Thank Yasmin for that!"

*Donald Sutherland*

**CENTURY 21**  
B.J. Roth Realty Ltd.  
BROKERAGE



**YASMIN PARISH**  
Sales Representative

Direct: **705-826-3110**  
yasmin.parish@c21.ca  
YasminParish.com

*Service you can trust!*



*Service You Can Trust!*

**YASMIN PARISH** PSA  
Realtor®

Direct: **705-826-3110** | yasmin.parish@c21.ca | YasminParish.com

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## FULL SERVICE REPRESENTATION

My goal is to make this as straight forward and stress free as possible!

A few of the services I provide include:

- Keeping you informed and up to date at all times
- Being readily available to you
- Following up and providing feedback on all viewings when possible
- Negotiating the contract to the best terms possible for you
- Ensuring paperwork correct and on time
- Co-ordinating with your lender and lawyer
- Providing referrals to qualified professionals/trades people
- Keeping your business confidential!

I will be there for you even after the deal closes!

## MARKETING STRATEGY

WE HAVE ONE SHOT AT OUR FIRST IMPRESSION – LET'S DO IT RIGHT

- Staging advice including bringing in a professional stager if advantageous.
- Professional photographer for still photos and virtual tour
- Aerial photos and I Guide if advantageous
- Quality feature sheets
- Information binder complete with property details
- C21 post lawn sign with web site address, directional arrows.
- Weekly spot in Orillia Today Real Estate Guide until SOLD.
- Internet access to include:
  - ✓ MLS listing [www.realtor.ca](http://www.realtor.ca)
  - ✓ My website [www.yasminparish.com](http://www.yasminparish.com)
  - ✓ Property website [www.youraddress.com](http://www.youraddress.com)
  - ✓ Facebook
- Public and /or Agent Open House if advantageous
- Feature sheets advertised at Royal Bank and Scotia Bank in Westridge Plaza.

*ALL AT NO CHARGE TO YOU!*

## LISTING PREPARATION

- Drivers Licence
- Current Property Tax Bill
- Survey or Plan
- Most Recent Utility Bills
  - ✓ Last 12 months of heat, hydro, water and sewer if possible
  - ✓ Copy of any rental contracts
- Receipts for any Improvements
  - ✓ Shingles, windows, flooring, renovations
- Any Transferable Warranties

## PHOTOGRAPHER PREPARATION

- ✓ Clear all counters, table tops, bedside tables. Etc.
- ✓ Remove anything hanging on back of doors
- ✓ Turn on all lights
- ✓ Outside should be as neat as possible, i.e. grass cut, snow shovelled

**Less is more and looks better in photos!**

