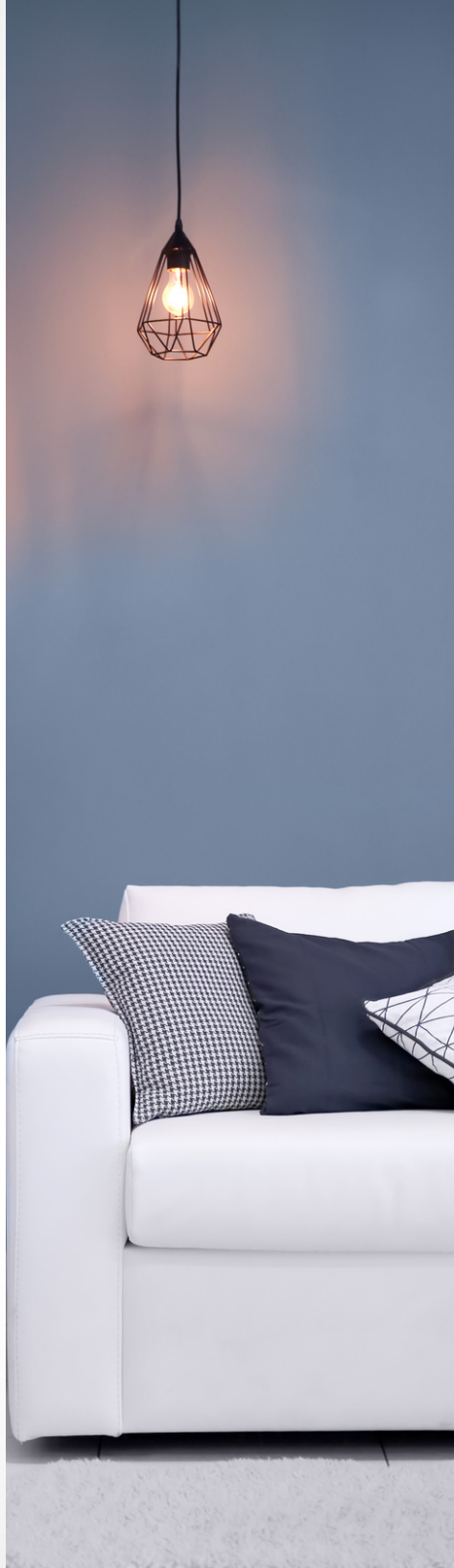


LISITING YOUR HOME



Kamille L. Richards
Realtor®
Coldwell Banker
SL3436514



"A Century Ago

while others saw ruin, Colbert Coldwell saw opportunity and started a company determined to succeed by treating customers fairly, ethically and professionally.

1906

After the devastating 1906 San Francisco earthquake and fires, Albert Nion Tucker, Colbert Coldwell and John Conant Lynch formed Tucker, Lynch and Coldwell on August 27, 1906. Based on the principles of honesty, integrity and service, Colbert Coldwell founds a real estate company - Tucker, Lynch & Coldwell

1950

The Coldwell Banker® brand begins to play a major role in the development of large-scale, regional shopping centers.

1990

By 1990, Coldwell Banker had locations in all fifty states, and had begun international expansion with offices in Canada and Puerto Rico. In 1995, Coldwell Banker became the FIRST national, first-service real estate brand to have a presence online with the launch of www.coldwellbanker.com.

2007

In 2007 Coldwell Banker became the FIRST national real estate company to offer its listings on a mobile GPS device and the FIRST national real estate brand to configure its website for use by mobile users.



Why list with Coldwell Banker Realty...



Professional Photography

high quality photos to showcase your home in every angle, build emotion and tell your story before a potential buyer steps foot in your home.



3D Matterport Virtual Tour

is essential to the online market. Potential buyers can schedule their private tour from all over the world with a self-guided tour.



All services are complimentary when choosing to sell your home with me!

Digital Marketing



MLS Promotion

Allows all professional realtors in your local market to your home is for sale.

Custom Website

Optimized property addressed based customized website.

Photo Gallery

Marketed across global brochures, email marketing, & social media.

Web Syndication

Your listing will be featured on up to 700 websites around the globe.

Custom Property Website



All services are complimentary when choosing to sell your home with me!

Social Media

Exposure of your home will go beyond your market, but to thousands of potential buyers. Local buyers will be highly targeted with promotions that will be implemented on all social media platforms. New listing posts will be shared on LinkedIn, Instagram, Twitter, and Facebook.



Print Advertising

Property Brochures

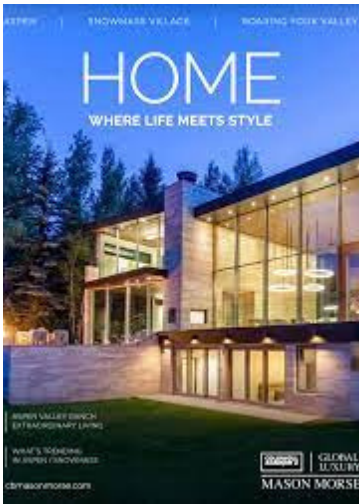
professionally printed to showcase your home & distribute to buyers when permitted.

Silver Envelope Announcements

stunning trifold property announcements directly mailed to your neighborhood in silver envelopes.

View Magazine

exclusive advertisements which is inserted into the regions prime print publications



Staging to sell

According to the National Association of Realtors, for every \$100 invested in staging your home, the potential return is \$400.



All services are complimentary when choosing to sell your home with me!

Need repairs done? Repair it with nothing upfront with RealVitalize®

A Coldwell Banker exclusive program.



The RealVitalize® program can help you make small changes that make a big impact to your home's selling price. Whether it's a fresh coat of paint or renovating your kitchen, we can help you boost your sale price. There's no hidden fees or interest—and you don't have to pay until your property sells.*

Services Available

- Carpentry
 - Landscaping
 - Painting
 - Handyman Services
 - Appliance Purchasing & Installation
 - Staging
 - Curb Appeal Enhancements
 - Carpet Cleaning
 - Kitchen & Bathroom Upgrades
 - Plumbing • Drywall & Insulation
 - Electrical Upgrades
 - Moving
 - Storage
 - Junk Hauling
- and much more!
Structural work is not included.

Benefits

- Streamlined Process
- No interst fees or markups
- No liens files against your property
- No credit checks or pre qualifications
- No minimum or maximum housing price to enroll
- No minimum project cost (maximum \$50,000.



Marketing Plan

We will work together to establish a winning Marketing Plan for your home. We approach each listing with a fresh perspective so we will be sure to customize a marketing plan specifically for your property.



SCHEDULE SHOWINGS/ CREATE A VIRTUAL TOUR

Home buyers love to envision themselves in each home they look at. We make it a lot easier for them to see what it would be like to walk through your home by creating a video tour of each home we list.



HIRE A PHOTO PRO

A beautiful home will practically sell itself--but only if serious buyers come to see it. Nothing can get buyers through the door of your home like fantastic interior and exterior pictures and the more, the better.



OPEN HOUSE

An open house not only gives potential buyers a reason to stop and tour a home, a well-attended event can make it clear a property is desirable, which encourages top offers.



EMAIL NURTURE CAMPAIGN

A service called a "listing syndicator" that pushes your home out to dozens of real estate web sites, such as Yahoo, Zillow, HotPads, HGTV, Vast, Front Door, and ADL.



MAILERS

By mailing these postcards, buyers who are looking for a property to purchase, or neighbors can potentially know of a buyer who would like to live in the same area.



SOCIAL NETWORK MARKETING

Social networking sites are used to get the word out about your home. We have profiles on Instagram, Facebook, LinkedIn, Pinterest, and Twitter.



FULL COLOR FLYERS

We distribute the flyers to passersby in a weather-resistant box in front of your home.



ENHANCED ADVERTISING ON REAL ESTATE SEARCH PORTALS/MLS

It is essential to list your home online, especially on the biggest real estate search portals on the web: Realtor, Trulia, Zillow, and Yahoo.



A WEBSITE JUST FOR YOUR HOME

We'll design a site specifically for your home, and include a description, a full list of features, a lot of photos, links to nearby amenities, and we even upload a video!

The Seller Road Map



1. Meet with a Real Estate Professional: There's no commitment required on your part for the initial meeting. It will be educational and will help you identify your next steps.



2. Establish a Price: Your agent will provide a market analysis, which will help you set an asking price.



3. Strategic Price: As difficult as it may be, it's important to review the market analysis and consider your home price objectively.



4. Prepare Your Home: Your agent will view your home through the eyes of the buyer and ask yourself what you'd expect. Your agent will offer some useful suggestions.



5. List It For Sale: When everything is in place your agent will put your home on the open market. This is critical because it makes it as easy as possible for potential buyers to view your home.



6. Showings: Potential buyers may ask to see your home on short notice. It's best if you can accommodate these requests, you never want to miss a potential sale.



7. Offers and Negotiation: When the offer is accepted, a buyer and (most often the agent who represents them) will present your agent with an offer.



8. Choosing an Offer: Your agent will present the benefits and risks of each offer. You will have the opportunity to either accept or counter any offer based on its merits.



9. Under Contract: At this point, you the seller and the buyer have agreed to all of the terms of the offer and both parties have signed the agreements.



10. Final Details: While under contract, the buyer will work with their mortgage provider to finalize the loan and perform other due diligences.



11. Inspection: The buyer will usually perform a physical inspection of the home. They may even ask you to make certain repairs. Your agent will explain all of your options regarding the inspection.



12. Closing: This is the transfer of funds and ownership. Depending on when the buyer moves into the home, you will need to be all packed up and ready to move.

Pricing

We will work together to establish a fair market value for your home and make sure that you feel confident and comfortable with the price that we set to price for your home. Our goal is to attract the greatest amount of buyers as soon as your home is on the market. Determining the right price is one of the most challenging aspects of selling a home. If it's priced too low, you can end up leaving a lot of money on the table. If it's priced too high, you might not get any offers (and unnecessarily squander the first couple of weeks when your listing is new and therefore especially attractive to buyers). We'll help you figure out the "sweet spot" for your home's list price.

Pricing



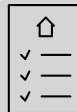
Our goal is to price your home correctly the first time.

Home Value



We will decide what factors will determine the price of your home.

Factors



We will decide the factors that DO NOT determine the price of your home.

Photo Prep Check List (Interior)



1
Clear & Clean Kitchen
Counters



2
Clear & Clean Bathroom Sinks,
Tubs, and Showers



3
Make All The Beds



4
Remove Unnecessary
Furniture & Decor



5
Remove Floor Mats &
and Runners



6
Remove Magnets and
Clutter From Appliances



7
Open All
Window Treatments



8
Turn on All
The Lights



9
Put All Shoes &
Jackets in the Closet



10
Remove All Personal
Photo and Items



11
Clear all Night Stands



12
Remove All Pet Items

Photo Prep Check List (Exterior)



13

Tidy Up Yard & Landscaping



14

Sweep Porches/Decks



15

Clear all Cars From Road & Driveway



16

Hide All Garbage Cans and Lawn Equipment



17

Remove Bar-B-Que Covers



18

Open up Patio Umbrellas

About Me

I'm Kamille , your agent to! I look forward to getting acquainted with you and accompanying you along your home ownership journey. It's so exciting when the decision is made to embark on a new journey to selling, buying or investing in real estate. Selling or Buying property can be intimidating, stressful, and even emotionally taxing. However, I am here to guide you through the home buying experience and to get you through your new doors! I service buyers, sellers, and self directed IRA investors in Central Florida. So take your time and learn all there is to know about me as well as the real estate market.



I am here to assist you in making a sound decision with your purchase or sale of your home. Thank you for the opportunity to work with you!



Your agent today. Your friend ALWAYS!



Kamille@youragent.today



400 S Park Ave Ste 210,
Winter Park, FL 32789



www.youragent.today



c: 407.459.0721
o: 407.647.1211

Testimonials

Highly likely to recommend

5.0 ★

[Report a problem](#)

4/21/2022 - EulaleeRice

Bought a Single Family home in 2020 in Harmony, Harmony, FL.

- ★★★★★ Local knowledge
- ★★★★★ Process expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Kamille made buying our house very easy. She was great to work with, very friendly, professional and highly knowledgeable. She went above and beyond from day one. She made sure we had multiple listings available to show on our arrival date from New York. She helped us with every step of the process from start to finish. I would highly recommend her to my family and friends. Thanks again Kamille.

Highly likely to recommend

5.0 ★

[Report a problem](#)

4/21/2022 - Vladimir Louissaint

Bought a home in 2022 in Ventura, Orlando, FL.

- ★★★★★ Local knowledge
- ★★★★★ Process expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

This was my first home purchase and Kamille was awesome throughout the whole process. She was a great communicator and was always quick to respond. She made this process easy and I would recommend her to anyone looking to purchase or sell a home!

Highly likely to recommend

5.0 ★

[Report a problem](#)

4/27/2022 - zuser20171127120752637

Bought a Single Family home in 2022 in Orlando, FL.

- ★★★★★ Local knowledge
- ★★★★★ Process expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

It was such a pleasure working with Kamille. She is very knowledgeable on the quality of homes, and quickly picks up on your style and finds homes to match accordingly. This was my first home purchase, and I learned so much throughout the process from her. Kamille was dedicated from the very start to the very end. Kamille is an outstanding realtor, extremely personable, and highly I HIGHLY RECOMMEND! Me and my children are forever thankful, and I am so glad I trusted Kamille.

Thank you so much Kamille!

Testimonials



Putting a plan to action, to assure
your *satisfaction!*



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