

Seller



BROCK THOMPSON
REAL ESTATE TEAM

GUIDE

BROCK THOMPSON REAL ESTATE TEAM

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powered by



ONYX Realty
PROFESSIONALS

ABOUT US





MEET THE TEAM

Welcome to
our world!

Welcome to the Brock Thompson Real Estate Team where passion meets expertise! Our journey began in 2021 when Brock Thompson, an Associate Broker with over a decade of full-time real estate experience, and John Castiglioni, a rising star transitioning from new home construction, decided to combine forces and create The Brock Thompson Real Estate Team.

let's connect



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[@BrockThompsonTeam](https://www.youtube.com/BrockThompsonTeam)

meet our team



BROCK THOMPSON

TEAM LEAD |
ASSOCIATE
BROKER

A dedicated professional, Brock's commitment to real estate follows a nine-year stint as an educator in the Virginia Beach Public School system. His teaching background instills in him a unique approach to client education, ensuring you're informed every step of the way. With nine consecutive years as his brokerage's top agent, Brock brings a wealth of experience and a proven track record of excellence.



JOHN CASTIGLIONI

SENIOR SALES
AGENT | REALTOR

John, with 3.5 years in real estate, started his journey in new home construction. His transition to a full-time REALTOR reflects his commitment to providing top-notch service. John's fresh perspective and dedication to client needs make him an invaluable asset to our team.



BROCK THOMPSON
REAL ESTATE TEAM

Our Passion: Client Satisfaction and Education.

At the heart of our mission is serving you with excellence. We're not just real estate professionals; we're your partners in the journey to find your dream home or sell your property. Our passion lies in not only meeting but exceeding your expectations, and that starts with comprehensive education throughout the entire process.



“

REAL ESTATE IS AN
IMPERISHABLE ASSET, EVER
INCREASING IN VALUE. IT IS
THE MOST SOLID SECURITY
THAT HUMAN INGENUITY
HAS DEVISED. IT IS THE BASIS
OF ALL SECURITY AND
ABOUT THE ONLY
INDESTRUCTIBLE SECURITY.

”

RUSSEL SAGE



10 STEPS TO *selling a home*

01 FIND A GREAT AGENT

02 ESTABLISH A PRICE

03 PREPARE YOUR HOME

04 MARKETING

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10 CLOSING

PREPARING TO SELL



1

FIND A GREAT AGENT

A real estate agent is a huge asset to you as you go through the home-selling process. This is one of the biggest transactions of your life and you need a skilled professional guiding you through the process.

Our Team will be working with your best interests in mind and can help guide you through all the stages of selling your home.



Connect YOUR HOME WITH PROSPECTIVE BUYERS

Agents often have access to information about homes going on the market before the public. We can help connect to other agents to expose your home to the largest potential audience.

Get YOU MORE MONEY

Our team will be able to help you negotiate top dollar for your home.

Attention TO DETAIL

The process of selling a home requires a good deal of paperwork. Our Team will help you fill out all documents and get them submitted properly.

Professional NEGOTIATOR

Our agents deal with any difficult conversations that need to happen. We will also help you consider offers and negotiate with the buyer on your behalf.

Expert GUIDE

Our team is there to help you with any questions you have along the way. We offer an objective opinion and can give you a much needed online presence.

2

ESTABLISH A PRICE

PRICING YOUR HOME COMPETITIVELY...

The listing price is one of the most important factors in a successful home sale. Many people tend to list too high and they either have to move greatly on the price or it takes much longer to get any offers.

Our Team members are experts in what homes are selling for in YOUR neighborhood. Lean on us to help guide you in setting the perfect starting price. Homes that are competitively priced have a much greater chance of selling in a timely manner.

WHAT DETERMINES THE PRICE?

Remember that your home is only worth what buyers are willing to pay. Our Team will run a comparative marketing analysis (CMA) and provide you with a list of other houses that have sold recently in your area. This will help you see what homes of comparable size and condition to yours are going for in the current market.

You also have the option of having a home appraisal conducted to give you a better idea of the home's value.



3 PREPARE YOUR HOME

There are many quick and inexpensive things you can do to increase the likeliness of selling.

Do a quick spruce up around the inside and outside of the home. Include things like decluttering, checking for leaky faucets and pulling weeds in the front yard.



When potential buyers are coming through your home, make sure to keep all valuables and personal information out of sight. Also remove any family photos and replace with art. You want the potential buyer to be able to imagine themselves living in the home.

Home Staging tips...

- There are many levels of home staging to choose from based on your budget and the value of staging in your area. Whether you choose to DIY or hire a professional do your best to neutralize and depersonalize as much as possible to appeal to the widest range of potential buyers.
- You can increase your number of showings by allowing our team to use a lockbox to monitor who has viewed the property. We also make sure to follow up with every agent who shows the home to get valuable feedback on what shows well and what may need to be changed. If you are setting appointments try to be as flexible as possible.
- Our team will order professional photos of your home: These are the first impression the potential buyer will have of your house.

PREPARING Checklist

EXTERIOR

- Mow lawn
- Trim around walkways, trees and bushes
- Remove weeds from flowerbeds and mulch
- Remove flaking or peeling paint and repaint or stain
- Inspect driveway, sidewalks and foundation for cracks
- Keep the roof and gutters free of debris
- Wash all windows and window wells
- Ensure all lights are working and bright



INTERIOR

- Repaint in neutral colors that appeal to many styles
- Remove all clutter and personal photos
- Keep pets and their belongings out of sight
- Pair down on toys and keep them organized
- Create a warm, inviting space in each room

FINDING A BUYER



4

MARKETING



Once your home is ready to sell, the goal is to get it in front of as many buyers as possible. We make sure that your home stands out with beautiful, professional photos and a compelling listing description that draws in potential buyers.

Marketing Tips

- We advertise across multiple channels
- Our Team will craft an enticing listing description
- Make yourself a daily to-do list to keep things tidy
- Store all children and pet toys out of sight
- Try to be as flexible as possible
- Find a place for your pets during showings
- Don't miss an opportunity for your home to be seen.

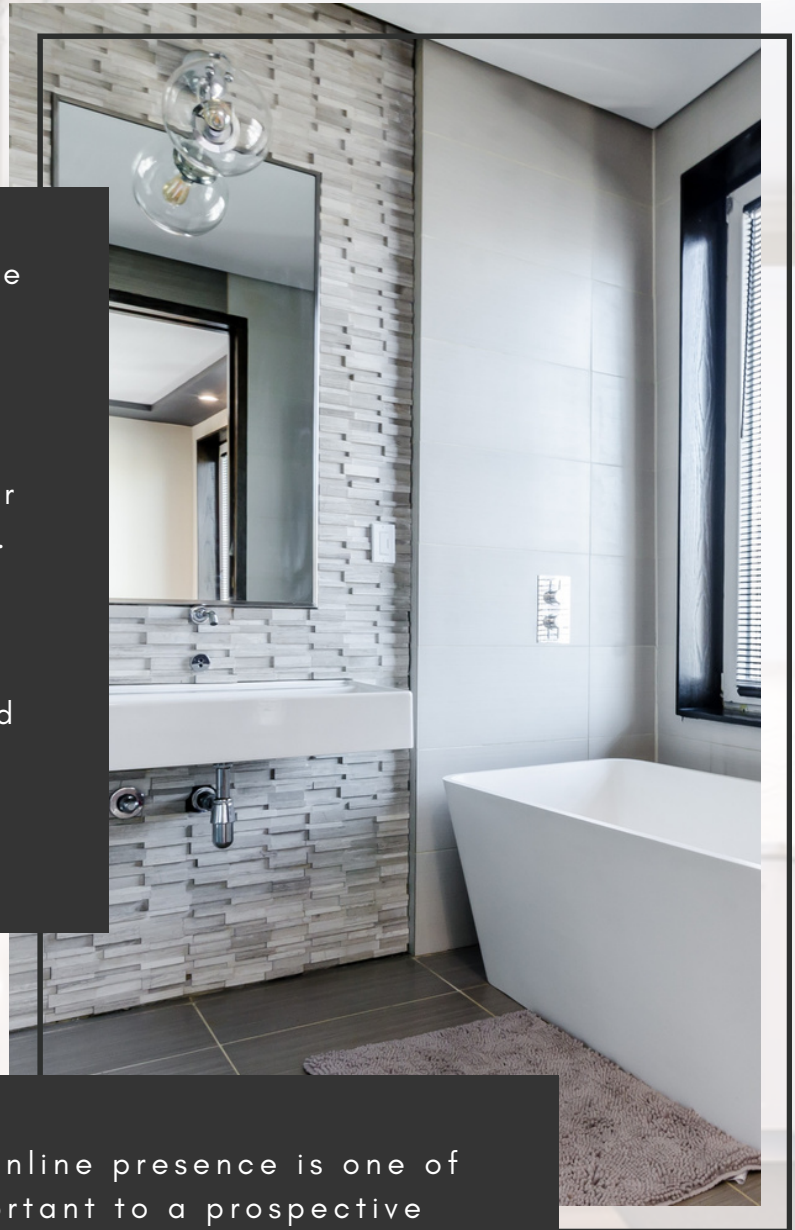
5

LISTING

Your home is officially on the market - congratulations!

Our Team will now use their connections to get the word out about your home to other agents and potential buyers.

A sign will be put in your front yard and all the marketing tools we discussed will be implemented.

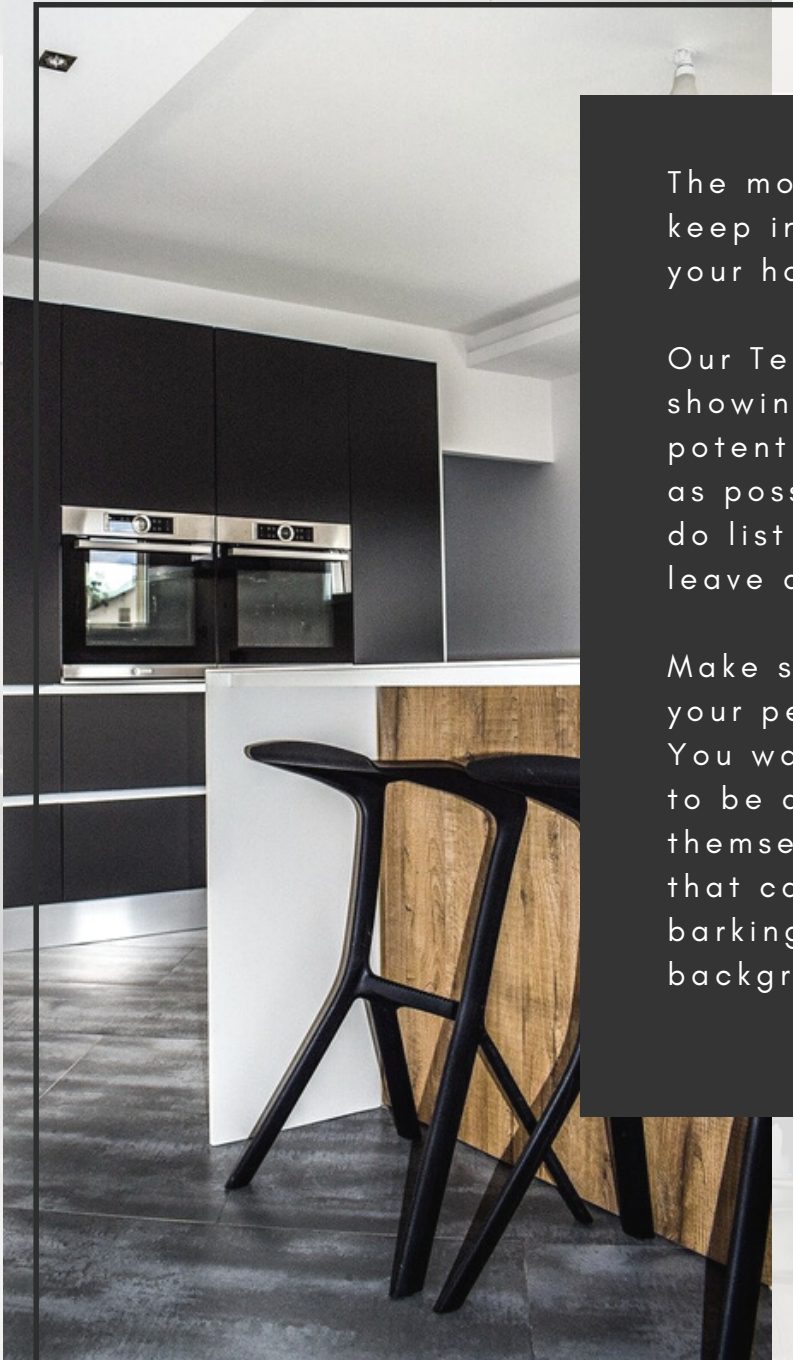


Your home's online presence is one of the most important to a prospective buyer. Many people start their search here.

Having professional, well-lit photos will give you the upper edge of attracting your ideal buyer.

6

SHOWINGS



The most important thing to keep in mind while showing your home is flexibility.

Our Team will set up private showings to get as many potential buyers in your home as possible. Keep a daily to-do list so you're ready to leave at a moment's notice.

Make sure to find a place for your pets during showings. You want the potential buyer to be able to envision themselves living here and that can be difficult with a barking dog in the background.

SHOWING Checklist

...if you have ten minutes

- Make all beds
- Put all clutter in a laundry basket, then take with you in the car
- Empty all garbage cans and take out trash
- Wipe down all countertops and put all dishes in dishwasher
- Put out your nice towels
- Pick up all toys and personal items
- Turn on all lights

...if you have an hour

- Do everything on the ten minute list above
- Vacuum all carpet and rugs
- Sweep all hard surface floors, mop if you have time
- Wipe down major appliances
- Wipe down all glass and mirrored surfaces
- Put away all laundry
- Quickly dust highly visible surfaces
- Sweep all hard surface floors, mop if you have time
- Set out an air freshener or freshly baked cookies



FINAL STEPS



7

OFFERS & NEGOTIATIONS



Depending on temperature of the housing market you may receive multiple offers if your home is priced right. Our Team will be your best advocate at this point. They will help you review each offer and decide which is best for you.

Be sure to disclose any current issues you know of with the home. You don't want any legal issues creeping up later.

Be prepared to negotiate. When you receive an offer you have a few choices. You can accept the offer as it is, make a counter-offer or reject the offer altogether.

It can sometimes take a couple of counter-offers back and forth before an agreement is made on both sides.

8

UNDER CONTRACT



An offer doesn't become binding until both the buyer and seller agree to the terms and sign a contract.

At this point, several things still need to occur before closing. These include... home inspection, title search, property survey and a final walk-through by the buyer within 24 hours of the closing.

9 FINAL DETAILS



This is a great time to get started packing. Make sure to keep current on insurances. Also be prepared as delays can happen.

10 CLOSING

Closing is the final step in your home selling process.

During the closing, the deed is delivered to the buyer, the title is transferred, financing documents and title insurance policies are exchanged, and the agreed-on costs are paid.

Some of the final documents are signed. Keep in mind what you may be required to pay at closing including agent commissions, loan fees, title insurance charges and recording filing fees.

Congratulations on selling your home!

CUSTOMER *Testimonials*



”
We always enjoy when we get to work with Brock and his team! They are extremely knowledgeable and professional. Couldn't recommend him enough!

Somer Brown



”
Brock and his team were great to work with. Prompt, knowledgeable, attentive. Our expectations were exceeded when we had five offers on our house the same weekend we listed!

Marcus James Croft



”
They did an amazing job helping us sell our home. He communicated with us and the tenants regularly to keep us up to speed. We were under contract in 9 days and closed within a month. Brock and his team went above and beyond to ensure the entire process went smoothly and we were treated like family. Highly recommended!

Sam Martin

Resources

TERMITE

BENEATH Crawl Space Services |
757-447-2987

Diamond Exterminators |
757-545-2001

Priority Pest | 757-204-4523

HVAC | ELECTRIC | PLUMBING

Dan Levinsky & Sons Electrical |
757-274-8567

Tony's Quality Air | 757-672-8153

Cecilia's Home Repair & Plumbing |
757-943-4915

HOME INSPECTOR

First Look Home Inspection |
Ellis Hill | 757- 236-0076

Coastal Inspection Services LLC |
Greg Murphy | 757-535-4355

Lind's Property Inspections |
Curt Lind | 757-270-1817

MOVING

Two Men and a Truck | 757-356-5068

Off Load Moving | 757-749-7212

The Moving Company | 757-933-0488

Marathon Moving Services | 757- 348-5124