

The Pre-Sale Improvement Program

Maximize your sale without paying upfront

Our pre-sale improvement program helps you refresh, repair and list your home for top dollar-with no upfront costs

The Challenge

Selling your home often means juggling repairs, updates and showings- all while planning your next chapter. For many homeowners, especially rightsizers or retirees, that can feel overwhelming.

The Solution

With Dina Brady Homes' Pre-Sale Improvement Program, you can make key updates before you list-and pay nothing until closing. This allows your home to shine, attract more buyers, and often sell faster *and for more*.

How It Works

1. **Consult & Evaluate**- We meet to review your home and identify which repairs or updates would create the highest return
2. **Refresh & Repair**- Improvements are coordinated and completed with trusted professionals- painting, flooring, lighting, landscaping or small repairs
3. **Sell & Settle Up**- Once your home sells, the costs are simply paid from your closing proceeds. No up front out-of-pocket expenses.

Common Improvements Covered

- fresh paint
- flooring replacement
- light kitchen or bath updates
- curb appeal and landscaping
- staging or depersonalizing help
- minor handyman repairs

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Program Details (fine print area)

Qualification Requirements

- This home must be listed and marketed exclusively by Dina Brady Homes, Pearson Smith Realty under this program.
- Property must meet minimum equity and condition standards
- All work and costs must be pre-approved before listing
- Improvements must be completed by licensed and insured vendors
- Program is not available for distressed or investor-owned properties

Profit Sharing Option:

if the post-improvement sale results in a higher net sales price than the original as-is value, a portion of the additional proceeds may be shared between the seller and Dina Brady Homes to cover improvement costs and program participation. All terms are reviewed and agreed upon in writing prior to any work beginning

Ready to see what your home could sell for with a little refresh?

Let's schedule a free home walkthrough and net estimate.

Dina Brady, Realtor

Dina Brady Homes | Pearson Smith Realty

Rightsizing Specialist

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www.dinabradyhomes.com

“Let's Find Home- For Every Stage Of Life

