



Yaneli Molina



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Congratulations

This is exciting news and I am honored you have chosen me as your REALTOR® to go on your Homeselling journey with. Please make sure to read below for important information and to make sure you have a smooth experience.

- A Pre-Listing Packet will be delivered to you either to your address or via email. The Pre-Listing Packet will prepare you to what to expect during our official listing presentation. Please Review.
- During our Listing Presentation I will sit down with you to go over the information I have collected. We will go over our goals and expectations. This will be done at the property you are needing to sell.
- We will tour the house together to go over any recent updates, needed repairs or anything that is important to consider changing before listing on the MLS. In some cases we can also schedule a showing for you to personally see the competition. This is very helpful to determine the market in your neighborhood.
- Make a list of recent updates with dates and collect any maintenance receipts or reports.
- We are able to connect you with contractors if needed to provide you with quotes on any repairs or upgrades you would be needing to complete.
- I will send out a couple of documents out for you to sign to establish our working relationship agreement. I charge a **service fee of \$100** that will be apart of your closing costs at the time of closing. A service / transaction fee is an amount that a brokerage will charge for closing a real estate deal and keeping record of it for up to 4 years. If you decide to change your mind at anytime about selling your house a service **termination fee of \$900** for my expenses, time and efforts will be due immediately upon cancellation.
- All contracts, amendments and required paperwork must be completed in a timely manner. Same day, as every day counts. Seller Disclosure Notice must be completed and sign before house is ACTIVE on MLS.
- My working hours are **9am-7pm Monday-Friday. Weekends are BY APPOINTMENT ONLY** feel free to text or email at anytime - if it's on a weekend I will get back to you at my earliest convenience.
- It is very important to have house prepared for professional photography. Once you tell me the house is ready I will schedule professional photography. If for any reason you need to cancel or reschedule photography a cancellation fee of \$100 must immediately be paid.
- We typically respond to any emails and text same day. If for any reason you haven't heard from me during my scheduled working hours and it's been more than 3 hours please resend text and/ or email to make sure received it. We live in a world of technology and it doesn't always work lol :
- Be sure to Follow me if you aren't already on social media- Facebook @yanelihomes & IG @yanelihomesgroup, I LOVE keeping up with my clients even after closing!
- My team and I look forward to making sure you have a fun, smooth and educational process, If at anytime you have any questions or concerns we are here with answers every step of the way!
- Referrals are my best compliment. I strive to give each and every client a luxury experience at every price point.
- Thank you AGAIN for Choosing me as your Realtor! LETS DO THIS!!!!!!

Best Regards,

Yaneli Molina

