

Easy Real Estate Online, LLC

Easy Real Estate Online, LLC is proud to offer consulting services in effort to help enhance the education of first-time home buyers, landlords, real estate investors and / or real estate agents. These sessions are great to get started or a refresher for those who are re-entering this area. A suite of consulting classes currently available:

First Time Home Buyers – Contains a series of sessions designed to walk buyers through key areas:

- **Decision to Rent or Buy** – Covers the basics of housing options, rent vs buy (Common Debate Topics), Pros and Cons to Renting & Home Ownership
- **Home Buying: First Steps** – Covers preparation for your meeting with the Bank, budget considerations, funds needed before closing day, pre-approval process, loans, credit, selecting a Real Estate Agent
- **Buying a House** - Discusses property search options, taxes / insurance / utilities, bank processes, appraisals / inspections, making the offer, title company & 30-45 day processes, Closing Day
- **Selling a House** – High-level view of the process: renovations, inspections, open house strategies, pricing and marketing strategies, appraisal inspection documentation

Landlord – A series of sessions and walk-throughs designed to enhance knowledge around the role of a property owner housing tenants:

- **Pre-Landlord Activities** – Overview of considerations before engaging: single family vs multi plex conversation, business type, savings requirements, renovation tips, property management, communication options, initial costs / maintenance
- **Property Management** – Discuss options whether self-managed or outsourced: marketing, application process, deposits, lease type considerations, walk-throughs and mid-year inspections, maintenance, Section 8 (pros and cons), Eviction process, documentation
- **Tenants** – Review scenarios and tips: Application review, Concessions for “ok” applicants, Application fee hustle, Non-related parties, Included monthly charges, Tenant responsibilities, Pets
- **Walk-Through** – Designed to review potential property to give renovation suggestions, range of costs, things to watch out for, possible inspection items and improvement areas for max rent

Real Estate Investor – Discusses key principles to improve your odds of success as an investor whether your specialty is flipping houses, obtaining rental properties, or wholesaling:

- **Initial Key Concepts** – Suggestions designed to prepare you before starting your first investment including: Business considerations, communication methods with others, Savings requirements and sourcing, filing & paperwork, ideal locations for you, walk-through and repair estimates
- **Financing Options** – Review of options available to ensure a good fit for you and your goals: loan types (discussion of five different types), Down payment and earnest money, insurance
- **Property Purchase** – Begins the conversation around different options to purchase property: Seven+ different purchasing options, assemble your offer, negotiation tips, brief wholesaling
- **Purchase to Flip** – Discusses many related topics including evaluation and research (to find the right property), first inspection and renovation budgeting, contractors, interesting docs to know about, Inspections, staging
- **Purchase to Rent** - Covers range of related topics such as: tenant occupied versus vacant, target monthly rental amounts, ideas to maximize monthly cash flow, renovation and budgeting (different for rental than flip), Say 'No' to one particular area
- **Long Distance Investing** – Discussion on considerations to improve chances for success including: local resources, property / location necessary knowledge, investor friendly real estate agent requirements, maintenance & property management
- **Walk-Through** – Designed to review potential property to give renovation suggestions, range of costs, things to watch out for, possible inspection items and improvement areas for max profit

Real Estate Agents - Broad view of all things “agent” including prior to gaining license, tips for beginners through advanced:

- **New Real Estate Agent** - Begins the conversation with considerations to assist decision (prior to obtaining the license): Agent lifestyle and standard income, upfront costs, licensing requirements, marketing, classes & study recommendations, selecting a Brokerage
- **Current Real Estate Agent Overview** – Continues the conversation after license is obtained: Marketing strategies (old versus new), Contract highlights (including special sales, lease purchase, etc), MLS searching tips and set up
- **In Depth Agent Session(s) - MULTIPLE HOUR SESSION.** Review of many contracts, all phases of a listing / purchase transaction, role of closing company, bank interactions and more. Includes binder with sample information which will be used to guide sessions.
- **Advanced Real Estate Agent Considerations** – Suggestions to improve your skills including gaining leads, more marketing on the cheap, Building your army

The above sessions can be selected a la carte to improve your experience and honor areas you are already comfortable. Each session ranges between one and two hours which includes 10 – 15 minutes of Q&A time at the end. Supplemental information will also be provided.