



BUYER BOOKLET

THE TASK TEAM



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



SETH TASK, TEAM LEAD

ABOUT US

The Task Team (Berkshire Hathaway HomeServices Professional Realty) **connects people, properties, and possibilities** in Greater Cleveland.

Our team of seasoned real estate agents and support staff offers residential, commercial, and new construction services for buyers, sellers, developers, and investors.

Our agents are members of (and at times leaders within) the Akron Cleveland Association of REALTORS®, Ohio REALTORS®, and the National Association of REALTORS®.



Construction of a modular home we sold in 2024



MISSION

To connect people, properties, and possibilities in Greater Cleveland.

VALUES

Professionalism, Care, Grit, Innovation, and Integrity.

FAST FACTS

- Top 1% of all REALTOR® agencies in the United States in volume
- Top 100 worldwide agencies within the Berkshire Hathaway network
- Endorsed with the Commitment to Excellence designation by the National Association of REALTORS®
- Top ranking member of the national LGBTQ+ Real Estate Alliance
- Berkshire Hathaway National Chairman's Circle

Our website features our up to date listings, local resources, FAQ, and more!
Scan the QR code to browse or visit
www.taskteamcle.com.

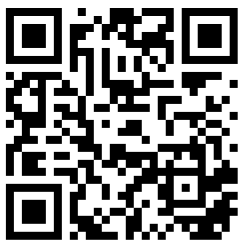


Presenting the team's annual donation to The Gathering Place.



OUR TEAM

Your agent will be your main point of contact at The Task Team, but you may hear from some of our staff as well. Our team works together to ensure your transaction goes smoothly and our agents hold certifications and designations in a variety of specialties such as new construction, sustainability, and fair housing.



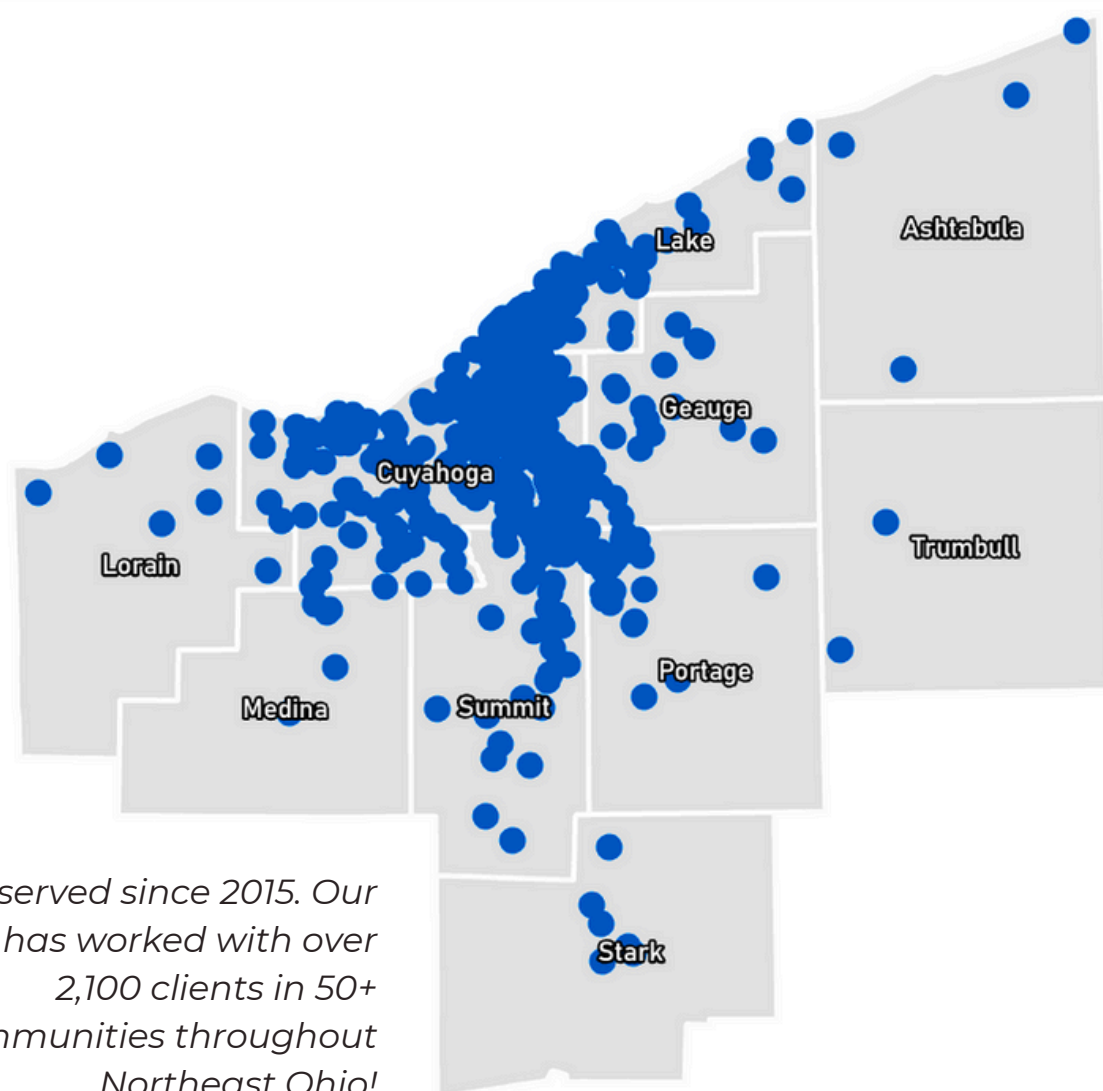
**SCAN THIS QR CODE TO SEE OUR FULL TEAM OF
SUPPORT STAFF AND REAL ESTATE AGENTS!**

Team Leader Seth Task has over two decades of experience and is certified CRS, GREEN, C2EX, CNHS, and AHWD. He is a Director at the National Association of REALTORS®, served as President of the Ohio REALTORS® Association, and has appeared before the Federal Reserve Bank, FHFA, Rural Housing Services, and HUD as an expert in his field.



OUR SERVICES

We work with both buyers and sellers to find, sell, and develop residential, commercial, luxury and new construction properties. We are with our clients every step of the way, from the first moment of contact and beyond the closing date. We provide free market analyses, a proprietary listing service, comprehensive in-house marketing, linkage to lenders, contractors and other vendors, and access to best-in-class databases and resources through years of industry service. Our team will be available to you for local recommendations and market information long after your transaction has closed.



Clients served since 2015. Our team has worked with over 2,100 clients in 50+ communities throughout Northeast Ohio!

WHY BUY A HOME?

BUILD EQUITY

Unlike renting, as you pay your mortgage, you build equity. This turns your home into a powerful financial asset. The average homeowner's net worth is 98% greater than that of renters.

STABILITY

You gain control over your living space without worrying about rent increases or forced moves. Fixed-rate mortgages provide stable monthly payments!

TAX BENEFITS

You can deduct mortgage interest and property taxes to lower your tax burden.

INVESTMENT

Real estate often appreciates, offering long-term financial growth.

COMMUNITY AND PERSONALITY

Owning fosters a sense of belonging and connection in a neighborhood. Having your own home also allows you to make the changes you want to see!



Buying all customers free coffee at Evexia Cafe in 2023.
One way we build community in different towns/cities!

WHY BUY WITH THE TASK TEAM?

Buying a home is a major financial decision. Having an experienced buyer's agent - someone who exclusively represents YOU and YOUR best interests in a real estate transaction ensures you navigate the process smoothly. In Ohio, a signed Buyer's Representation Agreement is required before touring homes with an agent, which protects you and provides transparency. But why should you work with The Task Team to find your dream home?

EXPERTISE AND MARKET KNOWLEDGE

We provide tailored housing insights, create custom property portals, and offer data-driven guidance. We'll help you understand market trends, property specifics, neighborhood benefits, and much more, using our experience of having assisted over 2,100 clients over the past two decades.

ACCESS TO OUR RESOURCES

From Dotloop to Keepingly to dozens of referral vendors, our team's resources are available to YOU to help make the homebuying process and ongoing homeownership journey as easy as possible.

NEGOTIATION SKILLS

We craft offers that protect your interests and secure favorable terms using the latest market data and what is best for your personal situation. Our team is trained in negotiation tactics and has decades of experience securing the best outcomes for our clients.

TIME AND STRESS MANAGEMENT

We handle paperwork, inspections, title and lender communication, and more ensuring a smooth transaction with our network of trusted professionals.

GIVING BACK

We care about the communities we work in! When you work with us, we will commit a portion of our fee to one of three nonprofits.

THE HOMEBUYING PROCESS

1. INITIAL CONSULTATION

We start by understanding your goals, preferences, and budget. This allows us to set up a personalized home search. We will review for financial capacity together and if needed, refer a lender to obtain a pre-approval.

2. HOME SEARCH & VIEWING

Using your custom property portal and our network of off market collaborative partners, we'll help you explore homes that match your needs. We'll schedule tours and offer insights on each property. We will help dig further into those properties in which you have more interest.

3. MAKING AN OFFER

When you've found the perfect home, we'll guide you through crafting a competitive offer that protects your interests. We handle all negotiations.

4. HOME INSPECTION

We recommend professional inspectors to assess the property's condition. We'll review the report with you and negotiate repairs or credits if needed.

5. BETWEEN CONTRACT AND CLOSING

We coordinate with your lender, title company, and other professionals to ensure everything is on track. You'll be updated regularly.

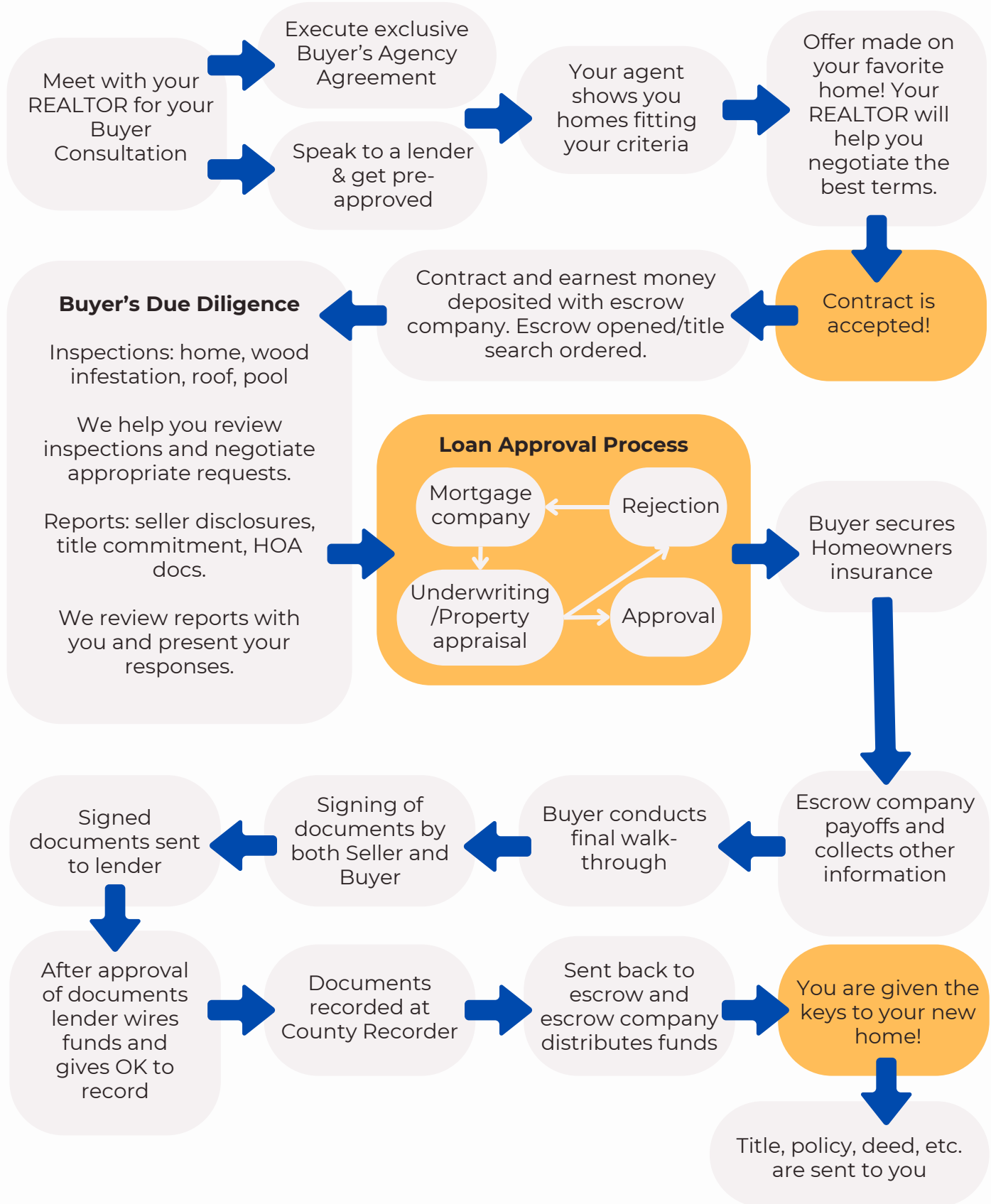
6. CLOSING THE DEAL

Before closing, we conduct a final walkthrough to confirm the home's condition. Once paperwork is complete, it's time to celebrate and move in!

7. POST CLOSING

We will help set you up with to-do's and helpful tips - things like change of address cards, saving documents for end of year tax purposes, home maintenance tips & beyond. We're your trusted advisors for life!

BUYER FLOW CHART



FAQS

1. DO I NEED A PRE-APPROVAL TO START HOUSE HUNTING?

While not a requirement, we highly recommend it! Having a pre-approval shows sellers you're a serious buyer and helps you understand what you can afford.

2. HOW MUCH DO I NEED FOR A DOWN PAYMENT?

Down payments typically range from 3-20% of the home's price, depending on your loan type and finances. We'll work together to find the right fit for you, including connecting you with down payment assistance programs.

3. WHAT IS AN APPRAISAL?

An appraisal is a professional assessment of a property's market value, required by lenders to ensure the home is worth at least the purchase price.

A man in a red blazer is standing on a stage, speaking into a microphone. Behind him is a large screen displaying a solid blue background. The stage is lit with blue and purple lights, and there are stage lights visible above. In the foreground, the backs of many audience members' heads are visible.

Presenting on housing policy and market changes in 2024

4. HOW LONG DOES THE HOME-BUYING PROCESS TAKE?

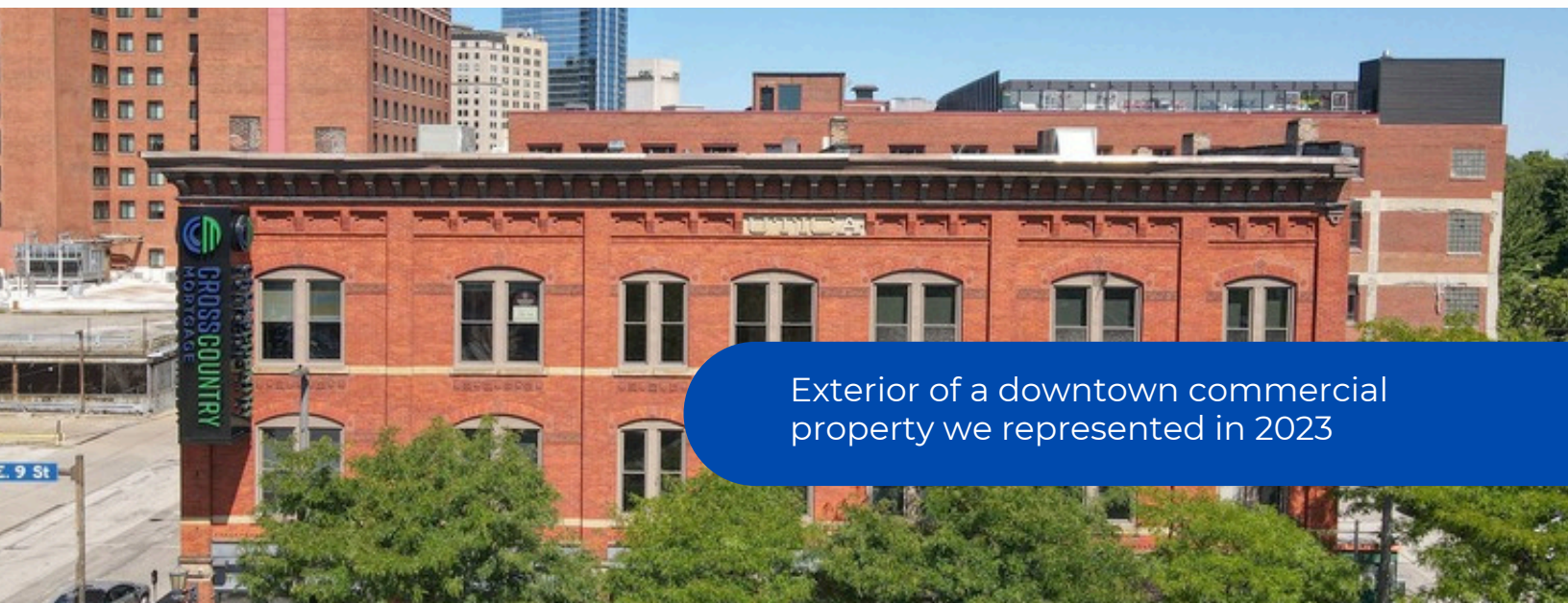
From finding a home to closing, the process typically takes 45 to 90 days, depending on market conditions and financing. However, we're not afraid to stick with you for months or even years until you find your dream home, especially in lower inventory markets.

5. CAN I MAKE MULTIPLE OFFERS ON DIFFERENT HOMES?

Yes, but we recommend focusing on one property at a time to avoid complications in the negotiation process. Additionally you do not want to get caught in having to perform on two contracts at the same time if you do not have the financial capacity

6. CAN I SWITCH REALTORS IF I'M UNHAPPY?

We're confident you'll be happy with The Task Team, but if not, we are always happy to discuss your options! Our exclusive buyer's agency agreements have cancellation clauses built into the agreement for both sides.



Exterior of a downtown commercial property we represented in 2023

TESTIMONIALS

Seth was extremely responsive with helpful answers and advice to any question or concern I had throughout the whole selling process. His knowledge was amazing. His team was supportive whenever we needed them. They made a potentially very stressful life situation feel organized and successful. Highly recommend for all home "transfer" needs!

Molly was great. She always responded in a timely manner and her knowledge was impressive. If she didn't know something, she reached out to someone who could help us. Highly recommended!



Pie Day - our annual tradition to give thanks to our clients with Patterson Fruit Farms pies!



TESTIMONIALS

Could not have asked for better representation. Seth and Ariana went to great lengths to be sure all stated goals were met. Good job Task Team. Happy to use them again in the future.

The Best Realtor Award should go to Kim Kolenc. She is so devoted to her clients!

Seth & Molly are fabulous and I can't say enough about them!



Task Team team-building outing in 2023; attending a community event in 2024.

NOTES

A large rectangular area with horizontal ruling lines, intended for taking notes. The area is white with a thin grey border and is set against a light grey background. It contains 25 horizontal lines, providing a structured space for writing.

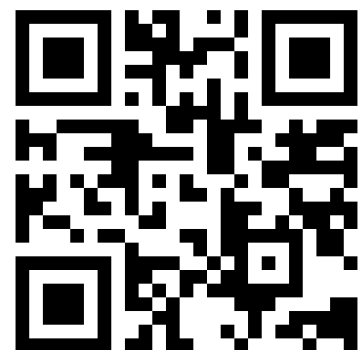


Find all of our links in one place by scanning the QR code!

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