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KELLERWILLIAMS.
REALTYCENTRES

Brokerage, Independently Owned and Operated



MEET MELISSA

I grew up in Newmarket and spent most of my 22 years living, working, and enjoying life in Newmarket, Aurora, and King City. My passion for horses instilled in me the values of hard work, dedication, and responsibility from a young age. After earning a Bachelor of Arts Degree from the University of Guelph and experiencing life in Toronto as well, I met my husband and we decided to move north.

Real Estate had been an interest of mine for years, and I was thrilled when I purchased my first home in 2013 in the picturesque town of Wasaga Beach. Living near the water and close to ski slopes has proven to be one of my best decisions. Currently, I reside in Wasaga Beach with my husband, two children, and our beloved fur children.

I have personally invested in and managed properties in the Southern Georgian Bay area, and now I'm exploring the world of vacation rentals on Six Mile Channel. I find great joy in helping people navigate the highs and lows of buying and selling homes, understanding well the excitement, stress, and emotional aspects involved.

Whether you're looking to buy, sell, or simply have questions about the market, I would be delighted to connect with you.



Tenant requirments for Landlords

Items required before we look at homes:

Copy of Drivers License(s)

Fully Filled out Rental Application

Letter of Employment(s)

Current Equifax Credit Report(s)

Minimum of 3 paystubs or NOA if Self Employed

**(Landlords may ask for bank statements if self employed
to see consistent cash flow)**



LETS GO SHOPPING!

Let's embark on your home-renting journey together! First, I'll set you up with a tailored market search that will send you rentals matching your criteria—whether it's location, price range, or specific features you desire. Once we have a selection of homes to explore, we'll hit the road for in-person showings.

To make the most of our time together, here are a few etiquette tips for a smooth showing experience:

- 1.Limit Showings:** I recommend viewing 5-6 homes per day. This keeps our visits manageable and helps you remember the details of each property.
- 2.Take Notes:** Bring a notepad or use your phone to jot down your impressions and any standout features. This will help you compare rentals later.
- 3.Ask Questions:** Don't hesitate to ask about anything that interests you or concerns you during our visits. I'm here to help!
- 4.Stay Focused:** Try to keep an open mind about each home we visit. It's easy to get sidetracked, but remember, each rental can offer something unique!

Together, we'll find the perfect home that suits your needs. Let's get started!



THE OFFER PROCESS

Once you've found a rental you want to make an offer on, we'll dive into the process together. Here's a breakdown of the key steps and components involved:

Send application package: to the listing agent/landlords for review.

Once approved:, we will submit offer documentation for legal purposes.

Deposit: a deposit of First and Last months rent will be required 24 hours upon acceptance of the offer and this will be held in the listing brokerages trust account until possession date.

Keys: will be transferred upon day of completion,

If you have any questions or need further clarification about any part of the process, feel free to reach out! I'm here to guide you through every step.



Congratulations! You've secured your rental.. Now what?

Now that you've secured your place, here's a quick checklist to make sure everything is set for a smooth move-in:

Arrange Utilities and Services

- **Set Up Utilities:** Depending on your rental, you may need to set up accounts for electricity, water, gas, and internet. Confirm what's included in your rent (some landlords include utilities, while others don't).
- **Cable/Internet:** If you plan to have cable or internet, reach out to providers and schedule installation. Be sure to check if the apartment is pre-wired for certain services.

Get Renters Insurance

- **Consider Tenant Insurance:** It's not mandatory in Ontario, but renters insurance is a smart idea to protect your personal belongings in case of fire, theft, or other incidents. It can also cover liability in case someone gets injured in your unit.

Update Your Address

- **Government & Mail:** Update your address with the Canada Post and any other organizations (bank, utilities, etc.) to ensure your mail gets forwarded to your new place.
- **Driver's License/ID:** Update your address with the Ontario Ministry of Transportation.

Prepare for Your Move-In Day

- **Packing and Moving:** Start preparing for your actual move! If you're using a moving company, schedule it in advance. If you're doing it yourself, begin organizing your belongings to make the move as smooth as possible.
- **Check-in with Your Landlord:** Confirm your move-in date and any last-minute details with your landlord.

Maintain Good Communication with Your Landlord

- **Stay in Touch:** If you have any issues or maintenance requests, keep your landlord informed. Good communication can ensure things get handled quickly.

After all the planning, it's time to move in and enjoy your new home! Enjoy settling into your space and making it feel like home.

CLIENT TESTIMONIALS

“My brother and I had very limited knowledge of leasing an investment property in Wasaga Beach. We were not familiar with the area. We met Melissa Bachmann in August 2023. With her experience and expertise, she was very patient, knowledgeable, and professional. A number of people were interested in our property. She kept us posted every step of the way. She responded to our questions promptly and worked diligently to ensure we got the best tenants possible. She went above and beyond to look after the property when it was being advertised for leasing. For example, taking the garbage bins out, ensuring that the patio door was securely locked, making sure that the property was professionally clean before the new tenants moved in. We could not have asked a better agent. We would highly recommend Melissa Bachmann to anyone who is looking for a great real estate agent.”

"Melissa helped my partner and I purchase our first home earlier this year. Our search for a first home took quite awhile as we navigated multiple interest rate hikes and a hot real estate market. I can't thank Melissa enough for her help, patience and understanding as we went through the process. She was always available to answer any questions and shared our excitement when we found the right home. I'm looking forward to working with her on future home sales and purchases. I highly recommend Melissa if you are looking for a real estate agent!"

“I was very happy having Melissa help me with my recent home purchase. Melissa was always approachable and available. She gave us room to make our own decisions, but offered good advice when we asked for it. She led us to a trustworthy building inspector, and helped me navigate some online processes! Melissa was excellent, 5 stars!”

“Melissa has been an invaluable asset across various aspects of our real estate endeavours. From property acquisitions to securing suitable tenants for our rental units, her unwavering professionalism and exceptional customer service consistently exceed our expectations. Doing business with her is not only a pleasure but also an assurance of quality. Furthermore, Melissa's network extends beyond her own expertise. She has connected us with a diverse portfolio of skilled professionals, including a recommended lawyer who exemplifies the same level of dedication. This comprehensive support network enhances our confidence in navigating the complexities of real estate transactions. We truly value our partnership with Melissa and eagerly anticipate continuing our successful collaboration.”

THANK YOU

Thank you for the opportunity to work with you on the finding of your home!

