



Working with Lifestyle Denver

Why work with Lifestyle Denver? Following is a comprehensive list of the items that will be addressed by Gretchen and Libby to sell your home.

- Complete and provide a Competitive Market Analysis (CMA)
- Provide advice on proper pricing and terms to be offered
- Provide advice on repairs & improvements to the property in an effort to minimize repair requests from buyer and maximizes marketability
- Provide advice on staging and how to prepare your home for the market
- Prepare and explain an estimate of your net proceeds from the sale
- Assist with selecting a title company to handle the closing of your home and provide title insurance to Buyer
- Prepare and provide all required and customary disclosures forms for your completion
- Install our widely recognized “For Sale” sign
- Provide a marketing and advertising plan
 - Hire a professional photographer to photograph your house
 - Provide tips to prepare for photos
 - Assist photographer to maximize photos
 - Provide a virtual tour
 - Provide your property with a personalized property website
 - Provide a professional brochure
 - Expose your property to over 250 Kentwood broker who are top-producers
 - Expose your property to nearly 7,000 real estate agents in the metro area
 - Expose your property to thousands of Buyers via syndicated websites
- Provide web based contracts, with e-signatures, for ease and smoothness of the transaction
- Facilitate all showings on your property
- Verify agents who show your property are currently licensed
- Request “feedback” from all showing agents and provide feedback received
- Qualify prospects both financially and in motivation
- Review all contract offers for completeness
- Advise you and recommend negotiation tactics
- Negotiate the best terms and conditions possible for you
- Prepare contracts, counterproposals, addendums, inspection agreements etc.
- Provide an e-calendar of all performance dates within the requirements of the contract



- Verify earnest money is delivered to the right location within the agreed upon time frame
- Keep you informed and advised every step of the transaction
- Full-time assistant to facilitate the ease and completeness of the transaction
- Make certain that the title insurance commitment is delivered to you, the buyer, the buyer's agent and the mortgage company
- Make certain that the tax certificate is ordered
- Order a survey if necessary
- Facilitate Buyer's appointments with inspectors and contractors
- Provide advice and negotiation tactics regarding Buyer's repair requests
- Provide referrals and/or assist with collecting bids for any repairs requested
- Assist with providing receipts from repairs to Buyer
- Meet the appraiser at the property
 - Provide appraiser with a property information package including;
 - Recent comparable sold properties
 - Brochure
 - List of upgrades
 - All other pertinent property details
- Make certain that all performance dates are met within the requirements of the contract
- Coordinate with buyer's mortgage company and monitor the process of the loan processing
- Assist with the order of your mortgage payoff
- Coordinate the time and location of the closing with all parties
- Review closing documents for completeness and accuracy
- Attend closing and coordinate the exchange of keys, remotes and contact information
- Make certain that you receive copies of all closing documents