



A CRUCIAL THREE STEPS

If you're looking for high impact, easy to apply steps, that are guaranteed to save you \$3,650 at a minimum and potentially way more, these would be the only three steps to pay attention to.

- 01 Closing Cost Tax Loopholes**
When it comes to saving on 2% of the closing costs speak to our real estate CPA and write off around \$9,000 on average
- 02 Free Up-front Inspection and Appraisal**
We Order the inspection and appraisal out of pocket to lower buyer back out by 63%, save \$749 by not having to order it, and almost eliminate buyer's requests for repairs.
- 03 Free Home Touch Up**
Sellers are saving a minimum of \$3,420 by not lifting a finger to touch up their home and make an additional \$4,000 in profit.



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CLOSING COST TAX LOOPHOLES

01

Mortgage Interest Deductions

The mortgage interest you pay on your primary residence may be tax-deductible, including any interest paid at closing. Deducting mortgage interest including any interest you pay on a loan secured by your primary residence or second home. This means a mortgage, a second mortgage, a home equity loan or a home equity line of credit (HELOC). A potential **\$3,609** in savings



02

Property Tax Deductions

Property taxes paid at closing may also be deductible on your federal income taxes. This deduction allows you to deduct state and property taxes paid during the tax year. Average tax rate of .57% results in **\$2,479** in savings on average



Savings: \$3,234 on AVG

TRUSTED CPA FOUND IN VENDOR BOOK



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FREE UP-FRONT INSPECTION AND APPRAISAL

01

Pre-Inspection

By ordering a pre-inspection for your home we achieve three things; We incur the expense (\$400 value) saving you money, we increase buyer confidence and quality by 45%, and almost completely eliminate buyer back out during escrow (saving you 2 PITI payments ~\$4,500 value). Totaling up the savings to around \$4,900 that you get to keep in your pocket since for you it is free.



02

Pre-appraisal or private appraisal

Working in combination with the pre-inspection, we order the pre appraisal so you don't ever have to. This further increases quality of buyers coming through your home by 24% and generate you higher offers an average 74% of the time (average \$5,600 value). Once again all for free.



Savings: \$10,500 on AVG



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FREE HOME TOUCH UP

1 on 1 Consultation where we go through your home together and identify all of the checklist items included in this bundle that will increase the sell-ability of your home by 23% causing your home to sell 6X faster and for \$9,800 more on average. And the best part is, we do this all out of pocket as a white glove service and get reimbursed only when we sell your home. Zero risk to you and all the upside.



-OUR COST BREAKDOWN-

Decluttering: FREE (\$699 value)

Curb-Appeal pressure washing: FREE (\$199 value)

Landscaping: FREE (\$269 value)

Professional deep cleaning: FREE (\$299 value)

Hardware replacement: \$50-\$300

Re-painting Walls: TBD

Painting kitchen Cabinets: TBD

Carpet or flooring repair: TBD

New carpet or flooring: TBD

Lighting: TBD

Bathroom Refresh: TBD

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ANYTHING ELSE? BOOK A FREE 1 ON 1 CONSULTATION



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