

SELLER'S CHECKLIST

We've designed this packet to respect your time and make our listing consultation as effective as possible. Pleas
take a moment to review and complete.

Please hav	e the follow	ing items	readv at v	vour cons	ultation:
				,	

- 1. A copy of your SURVEY, if available.
- 2. One copy of your front door KEY. If there are doors that are keyed separately that a buyer will want opened (e.g., storage shed) please include copies of those keys as well.
- 3. A copy of your FLOOR PLAN, if available.
- 4. A list of All rental equipment in your home including account number and contact information.
- 5. Receipts and warranties for appliances, work contracted, equipment maintenance etc., (if available)
- 6. Most Recent Tax Bill, MPAC Statement if you have it.
- 7. Mortgage Statement if applicable
- 8. Alarm instructions, if necessary: ______

To the best of your ability please complete the following documents available in this packet:

- 1. EXCITEMENT list
- 2. ROOM-BY-ROOM Marketing form
- 3. NEIGHBORHOOD HOT SPOTS list
- 4. UTILITY information and provider list
- 5. Review Showing Instructions

Other items you'd like to remember to discuss with the Distinctive Advisors' team:



EXCITEMENT LIST

On the following page you will have an opportunity to tell us, room by room, what makes your home special. In addition, we've provided the following questions that will help us design the most powerful marketing campai possible:		
What is your favorite feature of your home?		
What is the best thing about the location of your home?		
Tell us about any upgrades or updates you have done.		

ROOM BY ROOM MARKETING

Floor Plan: Special Features:	Description:	
Note		
Note		
Note		
	Floor Plan:	Special Features:
Note that the second	•	
Kitchen: • • • • • • • • • • • Living: • • • • • • • Outside Features: •		
Kitchen: • • • • Master Bedroom Suite: • • • • Living: • • Schools: • • Outside Features: •		
Master Bedroom Suite: Living: Schools: Outside Features:		•
 Master Bedroom Suite: 		
• • •		
• Living:	•	Master Bedroom Suite:
Living:		
• • Schools: • Outside Features:	•	
• Schools: •	Living:	•
Outside Features: •	•	
Outside Features:	•	Schools:
		•
•		
•		

Distinctive Advisors

ROOM BY ROOM MARKETING

Description:

Stunning Deer Park (name of Community) Arts & Crafts style cottage with gorgeous landscaping, remodeled interior, screened in porch, large corner lot, nestled into one of the most desirable neighborhoods in all of Toronto.

Floor Plan

- 2 bed 2 bath 2 living!
- Refinished wood floors & tile
- 2 car garage w/ utility area

Kitchen

- Tile countertops
- Custom tile backsplash
- Black & stainless appliances
- Maple cabinets w/ custom pulls
- Pewter faucet

Living

- Tiled faux fireplace
- Designer paint
- Bright & clean
- Outside Features
- Native, low water landscaping
- Screened in porch
- Large entertaining deck

Special Features

- Lots of windows
- Vintage built-ins
- Amazing landscaping
- Shows like a model

Schools

- Montessori School
- Public School
- Private School
- High School

Master Bedroom Suite

- Designer paint
- · Bright & clean
- Original wood windows



NEIGHBOURHOOD HOT SPOTS

List your top 5 neighborhood hot spots (i.e., coffee shops, parks, etc.) and tell us what you love	about them.
Hot Spot #1:	
Hot Spot #2:	
Hot Spot #3:	
Hot Spot #4:	
Hot Spot #5:	



UTILITY INFORMATION

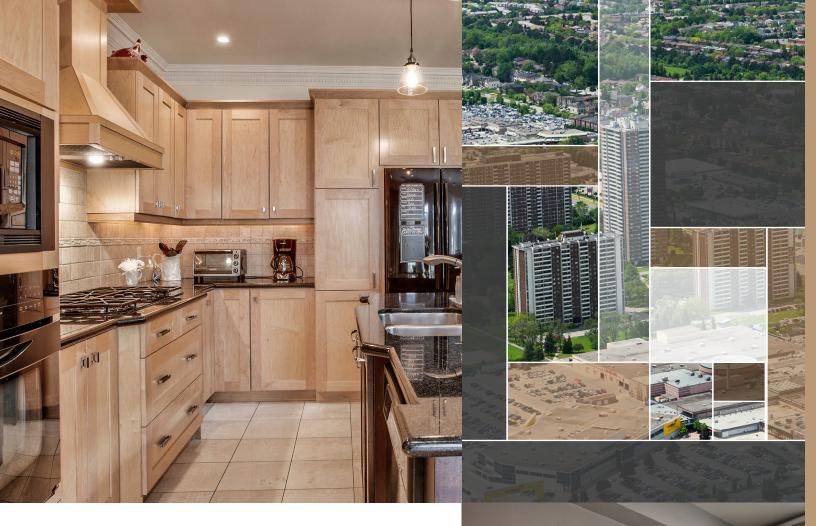
If possible a copy of your latest utility bill is helpful for potential buyers to assess costs that wi monthly basis.	ll be incurred on
Hydro Electric Provider:	
	-
Gas/Home Heating Provider:	
	-
Water & Sewer Utility:	
	-
Water Provider:	
Cable Provider:	-
Internet Provider:	-
Telephone Provider:	



SHOWING INSTRUCTIONS

Th	e following instructions are provided to help you make the most of marketing your home:
•	Keep all lights on.
•	Please do not use heavy room air fresheners, many of the plug-ins irritate asthma sufferers and can
•	cause an attack. I will have visitor friendly options that you can use.
•	Keep all blinds and window treatments open.
•	Leave during a showing so the potential buy can experience "their" home.
•	Kitchen and baths must be spotless at all times.
•	Home needs to show like a model home during showings (slide "stuff" under beds if necessary).
•	Keep lawn mowed and hedges trimmed.
•	Plant seasonal flowers.
•	Keep front door area clean and welcoming.
No	tes from Seller's Homework that the Seller's need to discuss with Distinctive Advisors:





For more information, please contact:



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