

Distinctive
Advisors

Seller's Homework



Seller Homework

SELLER'S CHECKLIST

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

Please have the following items ready at your consultation:

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:

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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 campaign 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.

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ROOM BY ROOM MARKETING

Description:

Floor Plan:

- ---
- ---
- ---
- ---

Kitchen:

- ---
- ---
- ---
- ---
- ---

Living:

- ---
- ---
- ---

Outside Features:

- ---
- ---
- ---

Special Features:

- ---
- ---
- ---
- ---
- ---
- ---
- ---
- ---

Master Bedroom Suite:

- ---
- ---
- ---
- ---
- ---

Schools:

- ---
- ---
- ---
- ---

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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

Special Features

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

Kitchen

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

Schools

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

Living

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

Master Bedroom Suite

- Designer paint
- Bright & clean
- Original wood windows

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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:

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UTILITY INFORMATION

If possible a copy of your latest utility bill is helpful for potential buyers to assess costs that will be incurred on a monthly basis.

Hydro Electric Provider:

Gas/Home Heating Provider:

Water & Sewer Utility:

Water Provider:

Cable Provider:

Internet Provider:

Telephone Provider:

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SHOWING INSTRUCTIONS

The 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.

Notes from Seller's Homework that the Seller's need to discuss with Distinctive Advisors:



For more information, please contact:



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