



REAL ESTATE GROUP

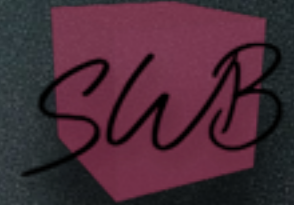
SULLIVAN / WHITE / BUCHANAN

As your Real Estate team we are committed to guiding you through the process of selling your home. Our energy and customer driven approach will ensure that your experience is delightful.



This is a guide designed to assist you with the sale of your home. It is our goal to provide you with the most professional and informative service available. We are always just a phone call away!

SWB Real Estate Team



Nikki

Nikki has been a licensed Realtor since 1997, with a background in property management. Nikki was born and raised in Clark County and personally knows the local real estate market. As a full time Realtor she previews properties daily and knows the current inventory. Along with her extensive experience, skilled negotiating techniques and innovative marketing skills, she will bring you quality results. Nikki's goal is to educate her clients in order to make their experience enjoyable and stress free. Her ability to balance professionalism with 'personal touch,' is outstanding. Nikki also stays very active in the community with the Clark County Association of Realtors, The Vancouver Downtown Association, The Clark County Mural Society, and Leadership Clark County. Nikki recently received the Clark County Association of Realtors "First Citizen Award".

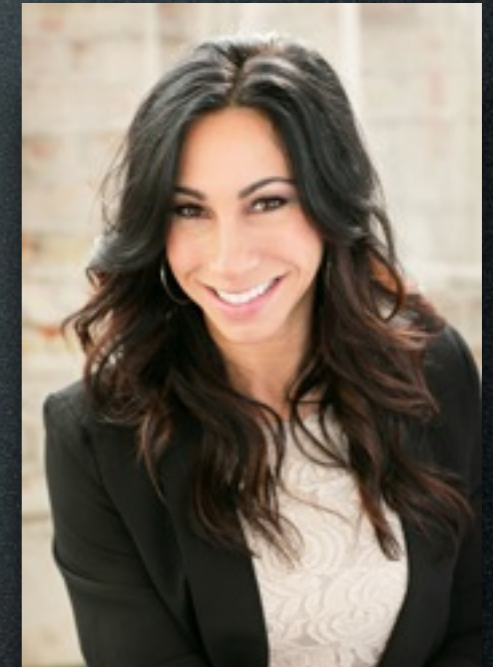
Christy

Christy not only has been a licensed agent since 2002 but has worked in the customer service and sales industry at Nordstrom since 1994. She has won numerous awards for both Top Sales and for outstanding service. Christy is continually searching for new ways to reach the most exposure for her sellers as well as seeking continual knowledge to protect her buyers in not only a very important purchase but possibly one of the largest purchases of their life. She clearly understands what is being asked of her by her clients and strives to ensure a smooth, pleasant and informed experience for both her buyers and her sellers. She enjoys partnering with her clients to achieve goals and maximize investment potential. Christy values her relationships she makes and continues to strengthen them for years to come.



Chauntel

Chauntel's business is built solidly on integrity, quality service, her genuine love for people & zest for life. It is her passion to help people fulfill their dreams, whether it is a first home purchase, your dream home, investment, or downsizing. She believes the home buying/selling process is very much a personal experience and all about the right connection, so here is some personal background on Chauntel. Her inspiration and "WHY" is her family. Her husband is a local commercial real estate broker and they have two wonderful, infectious children. Some of her personal interests are travel, boating, motorcycle rides, exercise, health & nutrition. Born and raised most of her life in the Vancouver/Portland area, she is able to bring extensive and personal knowledge of the area to her clients. Her professional experience is in customer service, sales and negotiating. In 2002, she became a licensed realtor, achieving several various awards along her journey. She is detail oriented and results driven, with personal touch and concern. Continually being amongst the very best in all aspects of real estate is her goal. Expect nothing less than excellence!



Paige

Paige is our lead social media guru, transaction coordinator and marketing expert. She finds innovative ways to make your property stand out. By sharing photos, videos, and other resources, she enhances your listing, allowing your property to become more visible to buyers resulting in a more timely sale. By implementing leading edge marketing solutions, she insures that your property will be recognized. Be sure to watch for her tips on home safety, and clever home project ideas.



NATIONAL
ASSOCIATION *of*
REALTORS®



VANCOUVER
Luxury Homes
MARKETED BY CARLO MELO
DIRECT CONTACT 604-254-6358



Member of
Northwest
Multiple Listing Service®

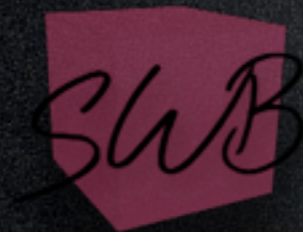


Our Commitment To Our Clients:

We will work honestly and professionally to bring qualified buyers through your home.

When an offer is presented, we will negotiate in an ethical and firm manner. We will advocate for you every step of the way.

We genuinely care about you.



Service

We pride ourselves in being a full service Real Estate team. This means we will be there before, during, and after the transaction.

Team Work

We utilize the brilliance and diverse strategies of each member of our team to ensure the best outcome for you.

Enthusiasm

Our energy and determination will keep the process fun and purposeful.

Research

Our extensive knowledge of local market trends will ensure that you will receive the most money for your home.

Details

You can rest assured that the many details of your transaction have been meticulously reviewed for accuracy. Relax and help us take your worries away!

We Listen

Every seller situation is unique. You are our top priority.

Steps to a Successful Closing. We Manage It All!

Price your home strategically to be competitive with the current market and price trends.

Listing contract prepared and signed.

Apply warranty coverage. Coverage is supplied while your home is listed with us, free of charge!

Review preliminary title commitment to you.

We will help you stage your home and showcase features that buyers are most interested in. We don't just list homes, we market and sell your home. We make sure that your home is marketed to potential buyers, 24 hours a day, 7 days a week.

Comprehensive market coverage begins.

Offers received.

Call lender and confirm buyer's application and pre-approval.

Issue a complete copy of the Purchase and Sale agreement to you, and all necessary parties. Negotiate best terms and prices for you.

Confirm deposit of earnest money. order resale certificate, public offering statement of HOA records if required (WA) and issuing to selling agent.

Monitor closely all time frames and deadlines for the contract.

Help you obtain bids and counsel you about any repair issues.

Review buyer's home inspection.

Help you obtain bids and counsel you about necessary repairs.

Oversee repairs if necessary. (absentee owners)

Confirm order of appraisal.

Attend closing appointment and arrange the transfer of keys.

Traditional Marketing

RMLS - Your property will be listed on the Multiple Listing Service. We will create a visual tour of your home. Up to 16 interior/exterior pictures will be available to view by both Realtors and consumers.

Realtors - We will target market to other Real Estate professionals specializing in selling homes in your neighborhood.

Reverse Prospecting - RMLS will automatically send your listing directly to buyers with searches set up matching your homes features,

Lockbox - An RMLS lockbox is installed. This records each agents showings allowing us to follow up with each agent for showing feedback.

Eco Flyer - We are going green. You may choose to have a single flyer permanently attached to the yard sign in place of a paper flyer, and help us in saving the trees. High quality flyers available upon request.

Social Media

Internet -We will showcase your home around the world. Over 90% of all home buyers start their search on the web. Your home will be prominently featured on: SWBrealestategroup.com, RMLS.com, Zillow, Trulia, and Craigslist. These all feed to hundreds of local and global Real Estate websites, reaching hundreds of online publications.

Social Media Blasts - We utilize our extensive social media networks to share your home, allowing you also to spread the word. ex: Facebook, Youtube, Instagram, etc.

Visual Tour - We will open your door to millions of online consumers. Visual Tour has the largest virtual tour distribution network and the largest supplier of virtual tours on REALTOR.com.

Full Service Marketing



The Extras

Constant Contact - Our outstanding service includes weekly updates on recent activity and address and questions or concerns.

Database Marketing - We regularly utilize our database of past & current clients, investors and Realtors. We will market to those looking in your price range and area.

Just Listed and Sold Post Cards - We mail beautiful color just listed and sold postcards to your neighborhood and to other areas with potential buyers.

Preparing Your Home For Sale Packet - We will provide you with a full packet that will guide you to getting your home showcase ready.

High Quality Photos - Buyers use photos to decide which properties to view in person. Often times, properties with poor quality photos or too few photos are not considered.

Your Personal Webpage - Featuring all of your home's details, to share as you wish.

Open House - Upon request.

Greater Vancouver Luxury Homes - Your home will be featured on greatervancouverluxuryhomes.com. Luxury homes receive additional marketing and high end agent tour.

What I Will Miss Marketing and Features Marketing - We like to add the personal touch when selling your home, helping buyers recognize the extraordinary features of your home.

High Quality Photos



Traditional Marketing



Linked 

You 

 **Zillow**[®]
Your Edge in Real Estate

msn 

craigslist 

Pinterest

Social Media

YAHOO!

twitter 

Google

facebook.

Enjoy Downtown Living!



Call For Price



Scan this barcode to learn more.

0000 Franklin, Vancouver, WA 98660, RMLS 5551212

- 3 Bedrooms
- 3 Bathrooms
- 2200 Square Feet
- 2 Car Garage
- Mother In Law Quarters
- Hough Elementary School
- Walk to Restaurants
- Walk to Shops
- Walk to Parks

You will fall in love with this beautiful Hough neighborhood home! This home has it all! Hardwood floors with a very open floor plan. Gourmet kitchen with stainless steel appliances. Luxury master bath with heated floors. Perfect back yard for entertaining. Less than a five minute walk to downtown shops, restaurants, parks, and the water front. Make this your next home and love living in the sought after Hough neighborhood



SWB Real Estate Group
Real Estate Professionals



1700 D Street, S.E., Vancouver, WA 98663



Mortgage Banker - Academy Mortgage Corporation



The above information is deemed reliable, but not guaranteed. Please verify. RMLS 2112

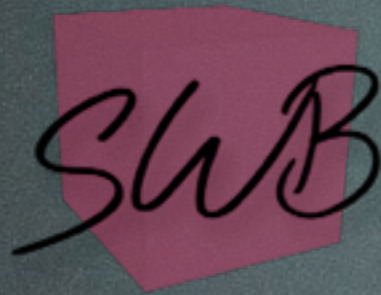


REAL ESTATE GROUP

SULLIVAN / WHITE / BUCHANAN

swbrealestategroup.com







REAL ESTATE GROUP
SULLIVAN / WHITE / BUCHANAN

SWB Real Estate Group | swbrealestategroup@gmail.com | Mobile: 360-326-1564

SWB REAL ESTATE GROUP
SULLIVAN / WHITE / BUCHANAN

Home | My Listings | Search for Homes | Buying | Selling | Home Values | Resources | Mortgage Info | About Me
Bios | Contact Us

Social Media Links
 

Search for Homes

MLS Numbers:

OR


City*:

Type:

Price Range:
 -

Bedrooms: Bathrooms:

Welcome to our website!



Results that move you.

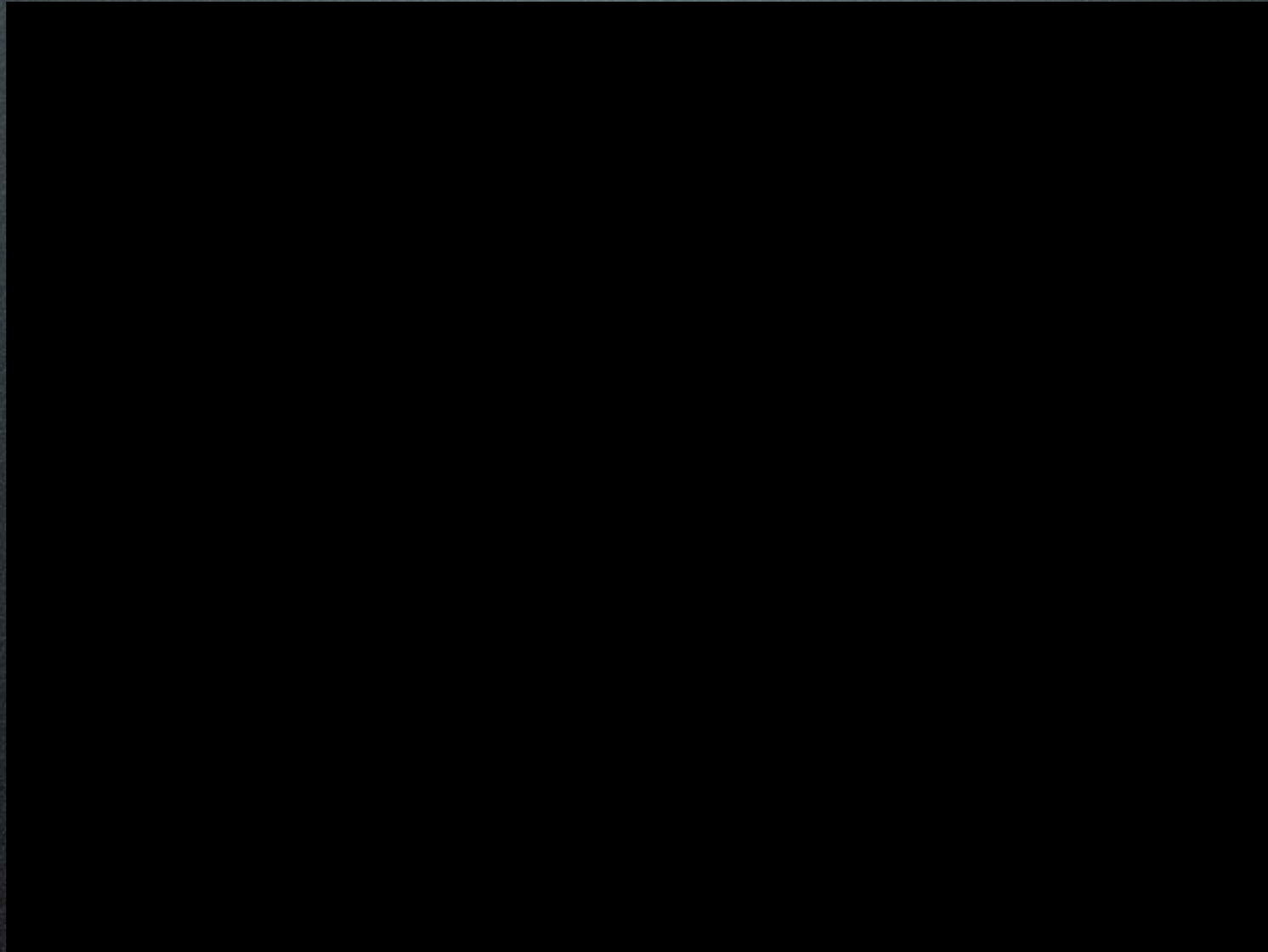
Here you will find a wide variety of useful information and resources designed to help you buy or sell a home more effectively in the Vancouver and surrounding areas. From information on the local community, to advice about finding a mortgage or preparing your home to sell. All of this is available here on my web site.

You can also search for your ideal home by viewing current listings with detailed descriptions and photos. Or you can get help determining the value of your home by requesting a report that includes the prices of similar homes that recently sold or are currently for sale in the Vancouver area.

So whether you're buying or selling, feel free to [contact me](#) and I will be happy to help you with all your real estate needs.

www.swbrealestategroup.com

Visual Tour



Visual Tour distributes to hundreds of websites!

Postcards for 'Just Sold' and 'Just Listed' Properties



This postcard features a vertical strip of four images on the left: the exterior of a house, the interior living area, the dining room, and an outdoor patio. The central text reads "ANOTHER HOME Sold" with "Sold" in a red script font, and "JUST SOLD" below it. To the right, a photo of three women is followed by the text "Buying OR SELLING?" and a red call-to-action button "GIVE ME A CALL TODAY!". The bottom right contains the "SWB Real Estate Group" logo, contact information, and the "ADAMAS REALTY" logo.

ANOTHER HOME
Sold
JUST SOLD

Buying OR
SELLING?

GIVE ME A CALL TODAY!

SWB Real Estate Group
Real Estate Professionals
SWBrealestategroup.com

ADAMAS REALTY



This postcard features a vertical strip of four images on the left: the exterior of a house, the interior living area, an outdoor patio, and the dining room. The central text reads "ANOTHER HOME Listed" with "Listed" in a red script font, and "JUST LISTED • Call for price" below it. To the right, a photo of three women is followed by the text "Buying OR SELLING?" and a red call-to-action button "GIVE ME A CALL TODAY!". The bottom right contains the "SWB Real Estate Group" logo, contact information, and the "ADAMAS REALTY" logo.

ANOTHER HOME
Listed
JUST LISTED • Call for price

Buying OR
SELLING?

GIVE ME A CALL TODAY!

SWB Real Estate Group
Real Estate Professionals
SWBrealestategroup.com

ADAMAS REALTY

What more could you want than to get your home sold for top dollar and in the shortest amount of time?

COMPARATIVE MARKET ANALYSIS



000 Franklin ST

PREPARED FOR
Hough Neighborhood
 MARCH 20, 2014

SUMMARY OF COMPARABLE PROPERTIES

INTRO

Expired Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
2010 E ST	2	2.00	1915	1,322	\$269,000		
709 W 24TH ST	4	2.10	1920	2,223	\$275,000		
Averages				1,772	\$272,000		

Withdrawn Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
117 W 23RD ST	4	2.00	1920	2,467	\$300,000		
Averages				2,467	\$300,000		

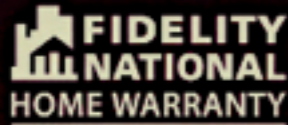
Sold Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
805 W 16TH ST	2	1.00	1910	600	\$80,000	\$80,000	Nov 15, 2013
2314 COLUMBIA ST	4	1.10	1920	1,748	\$225,000	\$234,500	Feb 28, 2014
607 W 17TH ST	2	1.00	1910	936	\$111,300	\$113,000	Feb 4, 2014
504 W 23RD ST	4	3.00	1912	2,592	\$389,000	\$375,200	Oct 16, 2013
905 W 20TH ST	2	1.00	1940	600	\$139,900	\$139,900	Feb 7, 2014
2007 HARNEY ST	2	2.00	1910	858	\$99,900	\$116,036	Nov 14, 2013
314 E 12TH ST A, Unit A	1	1.00	1945	518	\$89,900	\$87,000	Sep 27, 2013
2209 D ST	2	1.10	1926	1,984	\$274,900	\$274,900	Feb 18, 2014
905 W 13TH ST	9	4.00	1910	5,552	\$425,000	\$425,000	Mar 3, 2014
Averages				1,709	\$203,878	\$202,837	

Pending Listings

Address	Beds	Baths	YrBlt	SqFt	List Price	Sold Price	Sold Date
304 E 12TH ST C, Unit C	1	1.00	1945	518	\$118,900		

Home Warranty



What is a Home Warranty?

A home warranty is a one-year service contract that covers repairs and/or replacement of a home's major mechanical systems and appliances. These include electrical, central heating, interior plumbing, water heater, ductwork, dishwasher, oven/range/cooktop, trash compactor, garbage disposal and garage door opener. Additional coverages for air conditioning, pool and spa equipment, washer/dryer and refrigerator are available for a minimal extra cost.

How does a Home Warranty benefit the buyer?

Peace of mind, and cash flow protection are the greatest benefits. All you do is call our toll free number for the service you need and pay one low deductible. Coverage is renewable year after year.

How does a Home Warranty benefit the seller?

Statistically, homes listed with a home warranty tend to sell faster and for closer to the asking price. A Home Warranty can help relieve anxiety concerning mechanical breakdowns —you have someone to turn to for solutions.

What about cost?

The average cost for a basic home warranty for single-family homes under 5,000 square feet ranges from \$250 to \$400, and is paid for at the close of escrow. Just a service call or two, and the warranty could pay for itself.

Why Fidelity National Home Warranty?

- Over 30 years of industry experience
- Dedicated local sales staff and local service contractors
- Member of the National Home Warranty Service Contract Association
- Financial strength/backing of our parent company Fidelity National Financial.



With a Fidelity National Home Warranty Plan, you can relax... You're covered!

Quality Coverage

If we can't fix it, we'll replace it! Unlike some "repair only" contracts, your FNHW plan covers repairs and/or replacement of covered systems and appliances when needed. Service work is guaranteed—without an additional service fee—30 days on labor and 90 days on parts.

Quality Repairs

We do all the calling and screening for you. Our technicians are licensed and insured. All for one low service trade call fee.

Quality Customer Service

If a covered item fails, call our toll free Customer Service Department at 1-800-308-1420 or our Spanish speaking line at 1-800-337-5042, 24 hours a day—7 days a week.

If service is needed, we'll contact a qualified technician within 3 hours, during normal business hours and 48 hours on weekends and holidays. Soon after, a certified technician will call you to set up a convenient appointment at your home and make the needed covered repairs. No hassle, no worry.

Standard Coverage Includes:

- Plumbing System
- Plumbing Stoppages
- Toilets
- Sump Pump (permanently installed)
- Bathroom Whirlpool Motor Pump
- Recirculating Hot Water Pump
- Water Heater
- Central Heating System
- Ductwork
- Electrical System
- Telephone Wiring
- Central Vacuum System
- Garage Door Opener
- Ceiling, Attic, and Exhaust Fans
- Doorbells
- Smoke Detectors
- Pest Control (CA only)
- Dishwasher
- Range/Oven/Cooktop
- Built-in Microwave
- Garbage Disposal
- Instant Hot Water Dispenser
- Trash Compactor
- Built-in Food Center (CA only)

Ask about additional coverages for items such as kitchen refrigerator, washer/dryer, air conditioning, pool and spa equipment, and limited septic.

See contract for specific details.

Call us for a quote at 1-800-TOCOVER (1-800-862-6837)
Or visit our website at homewarranty.com

Statistically, homes listed with a home warranty tend to sell faster and for closer to the asking price. A Home Warranty can help relieve anxiety concerning mechanical breakdowns - you have someone to turn to for solutions.

Preparing Your Home For Profit

Our goal is to help you simplify and de-personalize your house so that it will show at it's absolute best. Please keep in mind, some items may need to be packed and moved to storage. These steps will provide you with an advantage over the competition. This is important and should be considered as merely giving you a head start on the move to your new home.



Preparing Your Home For Profit

1. First impressions are lasting! The front door greets the prospect. Make sure it is fresh, clean, and paint the trim. Invest in a new welcome mat!!

2. Keep lawn trimmed and edged, and the yard free of refuse. Deep green grass makes a lasting impression.

3. Paint all walls (fill nail holes) neutral colors if necessary. Faded walls and worn woodwork reduce appeal. Why try to tell the prospect how your home could look, when you can show him by repainting? A quicker sale at a higher price will result.

4. Let the sun shine in. Open draperies and curtains and let the prospect see how cheerful your home can be. (Dark rooms do not appeal)

5. Do the windows and window screens work well and look good? Have the windows spotless.

6. Have kitchen spotless and appliances operating properly. Expand your counter space by removing small appliances.

7. Remove all clutter from each room to visually enlarge them. Create the impact of spaciousness.

8. Repairs can make a big difference. Loose knobs, sticking doors and windows, warped cabinet drawers and other minor flaws detract from home value. Have them fixed.

9. From top to bottom. Display the full value of your attic, basement and utility space by removing all unnecessary articles. Brighten dark, dull basements by painting walls and adding brighter light bulbs.

10. Safety first. Keep stairways clear. Avoid cluttered appearances and possible injuries.

11. Pack excess linens and clothing to make closets look bigger. Neat, well-ordered closets show the space is ample.

12. Bathrooms help sell homes. Check and repair grout in bathtubs and showers. Make this room sparkle.

13. Arrange bedrooms neatly. Make sure the beds are made and the linens and curtains are fresh and clean.

14. Have I removed or mentioned to my Realtor any attached items that are not included, such as special chandeliers, shelving or garden plants?

15. Create a positive mood. Turn on all lights, day or night. Open the curtains during the day. Install higher wattage light bulbs to show your home brightly!!

Showing Your Home

1. Three's a crowd. Avoid having too many people present during showings. The potential buyer will feel like an intruder and will hurry through the house.

2. Keep the music mellow. Soft back ground music is appropriate for showing a house. Let the agent and buyer talk, free of disturbances.

3. Pets underfoot? Keep them out of the way--preferably out of the house.

4. If you are unable to leave the house for a showing, be courteous and don't force conversation with the potential buyer.

5. Remember, your home has been lived in. Don't feel the need to apologize for normal every day living. Let the trained agent answer any objections. This is his/her job.

6. Remain in the background. The agent knows the buyer's requirements and can better emphasize the features of your home when you don't tag along. You will be called if needed. Allow the buyers to take "psychological possession."

7. If you have numerous family photos displayed, put them away until your home is under contract.

8. Let your Realtor discuss price, terms, possession and other factors with the customer. They are eminently qualified to bring negotiations to a favorable conclusion.



Adamas Realty

Invincible, unconquerable and resilient. Adamas is about providing experienced brokers with all the tools needed to produce fruits of success.

Adamas is committed to giving the best and most efficient service possible.

Adamas provides "best-in-class" tools, support structure and systems for Agents to deliver a better service experience to their clients. Our unmatched focus on value serves our Agents and their clients in any real estate market.

Adamas believes in treating others, courteously, professionally, with respect and care.

We believe in treating people the way we wish to be treated and success will follow.



Thank you for allowing us to assist you. We are here to help make the home selling process as informative and easy as possible with the least amount of hassle. We are devoted to using our expertise and the full resources of our team to achieve these results.

Selling a home is a very big undertaking. In fact, most people only own a few homes in their lifetime. We are going to make sure that you are well equipped and armed with up-to-date information. We are prepared to guide you through every phase of the home selling process. This guide gives you helpful information during and after your transaction. Use it's home preparation pages and explanations as an invaluable guide to prepare your home for optimal results.

So let's take this exciting journey together! We look forward to meeting your Real Estate needs every step of the way!



REAL ESTATE GROUP
SULLIVAN / WHITE / BUCHANAN

Contact us anytime!

Nikki White:

(360)921-7270

nikkimwhite@yahoo.com

Christy Buchanan

(360)904-0543

realestatewithchristy@gmail.com

Chauntel Sullivan

(360)901-3388

chauntelsullivan@gmail.com

Paige Powers

(360)831-5022

paigemp1919@gmail.com



REAL ESTATE GROUP

SULLIVAN / WHITE / BUCHANAN