

PRIORITY

PREPARING YOUR HOME FOR \$ALE

With many West Broward homes now twenty or more years old, prepping a property for sale is imperative today when selling. Especially with all the buzz on HGTV and the blooming millennial buyer pool who want clean lines and today's upgrades and colors. Your property needs to stand out to get noticed, especially now.

Today's easy solution is RealVitalize, a game changer in today's real estate market. This is a win-win for all parties involved." The Sklar Team knows that when a home looks its best it generally will sell for the highest price, no matter the market conditions and we have results to prove it.

Our strategy to achieve top dollar is to walkthrough your property and determine what renovations and projects will bring the best return on investment. By preparing the house for sale, we are providing the ability to sell faster and for a higher price. To participate, we connect you, the seller, with a dedicated Angi project consultant to discuss the services needed to prepare the home. Once listed for sale with us, we can assist with landscape and lawn maintenance suggestions, flooring, deep cleaning, paint, home staging too (some exceptions apply) are available to enhance the home and increase the value.

Smart upgrades can help maximize the sale price and limit time on the market. During post-inspection and renegotiations, RealVitalize can be the solution to make the buyer repair concessions at no upfront cost to the seller. Seller pays back only the amount of services utilized at the time of closing. The money is provided with zero percent interest. Zero!

A Seller can simply decide to keep reducing the price to accommodate the buyer's objections but Buyers will generally deduct double the price of any repairs or things they see in the property that are troublesome. Staging and small repairs yield four times the return on investment. Your home is usually the greatest investment you have. It's much more cost-effective to put the money back into it than the markdowns that many times still will not sell the property.

95% of home buyers look online to decide which homes to tour. If you want to stand apart from the rest, a Staged home with great photos attracts more buyers to your home... lots more. Your home will lose about 1% a month while on the market, according to Zillow. A vacant home must add carrying costs to that amount: mortgage, lawn care, HOA dues, electric, water, insurance, etc. Home staging services cost only ½% to 1% of home value.

Husband and wife Rose and Dean Sklar of The Sklar Team have more than 2 decades of South Florida experience. They have a four year streak as the #1 Coldwell Banker Team in Broward County and a 15-year streak as #1 in Weston. They nationally outrank 99.5% of the over 55,000 Coldwell Banker Realty agents in the United States.



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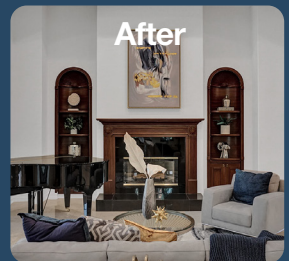
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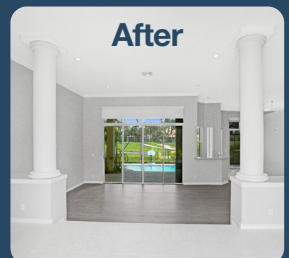
Before



After



Before



After