Maximize The Value of Your Home

Compass Concierge is the hassle-free way to sell your home faster and for a higher price. From staging to renovation, our exclusive Concierge program transforms your home with zero upfront costs and no interest. By investing in your home's potential, we aim to provide a swifter, more profitable sale.

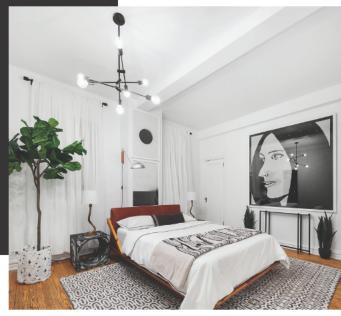
Key services include

resh pant
Strateg c stag ng
Updated HVAC
Updated p umb ng
Cosmet c renovat ons
Dec utter ng
Landscap ng

Custom c osets
Mov ng support
Storage support
Roofing repa r
Upgraded e ectr c
Structura fenc ng

. . .





AFTER

BEFORE

Pre-Marketing Your Home

Drive buyer interest and buzz with **Compass Coming Soon**, which affords prospective buyers a glimpse of your home before it officially comes on the market.

EARLY TO LIST MEANS EARLY TO SELL

st ng your property first on Compass Com ng Soon can bu d ant c pat on among potent a buyers, dr ve up ts va ue, and shorten the sa es t me ne.

GET TWICE THE EXPOSURE

Com ng Soon creates two separate opportuntes to aunch your property: rst on Compass.com, and then ater when the st ng goes ve on the M S and aggregates tes.

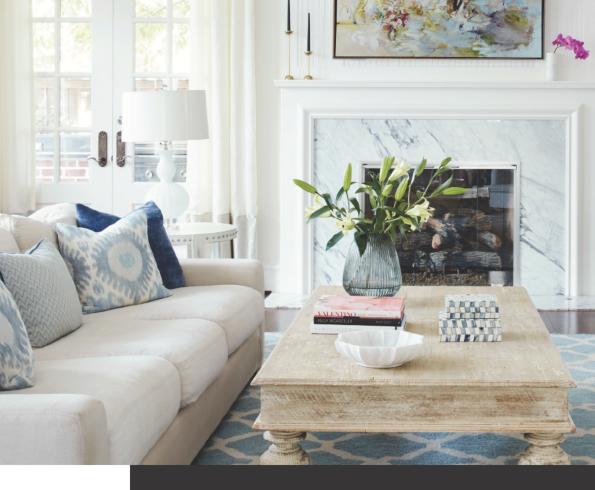
GET FEEDBACK, FAST

Test ng the market w th Com ng Soon he ps your st ng to perform even better, once t opens to the pub c. You gan nva uab e ns ghts on pr c ng, photos, and post on ng.

LIV Partners Guide to Selling your Home

(XXX)

COMPASS



Website: www.yourlivpartners.com Email: livinfo@yourlivpartners.com phone: 888.548.4548



Seller Timeline

01

Setting the Stage

rom app y ng a fresh coat of pa nt to rearrang ng furn ture,

V Partners w work wth you to ensure the property s v sua y ready for show ng. Your V Partners w prepare to market your property. Preparat ons mght nc ude schedu ng a profess ona photoshoot, comm ss on ng an ustrat ve f oorp an, organ z ng profess ona stag ng, and wrt ng a st ng descr pt on.

02

Coming Soon

V Partners w network and market the property before "go ng ve" to dr ve nterest among prospect ve buyers and the r agents.

03

Going Live

or the durat on of the se ng process, your property w be showcased on Compass.com and shared across our 100+ partner s tes.





04

Spreading the Word

V Partners w deve op and execute a market ng p on. The Compass market ng team produces beaut fu pr nt co atera to strateg ca y showcase your property. ye-catch ng property s gns are produced and p aced outs de your property.

05

Making Connections

V Partners cont nuous y everages profess ona contacts to find dea buyers: brokers. Open houses are hosted for both brokers and cients on an ongoing basis.

06

Building a Strategy

V Partners conducts an assessment of the market response within the first few days your sting is ve. eedback from agents and buyers is aggregated, and the sting strategy can be revised if necessary.

07

Measuring Success

V Partners provides frequent updates and continuous traffic metrics.

80

Optimizing the Offer

o owng an offer, V Partners contacts a nterested part es, rev ews the offer terms. and commun cates a counteroffer opt ons w th you. The contract s negot ated and accepted, and the transact on summary s c rcu ated to a part es.



09

Negotiating the Details

V Partners observes and records a contingency periods throughout the in-contract stage. A property appraisa and home inspect on take place, and any further negot at ons are managed. A financial and supplemental information is collected and submitted to the managing agent.

10

Completing the Close

A date s set w th the c os ng company; meanwh e, V Partners w prov de resources for repars, mov ng detas, and transfer of ut tes. V Partners w arrange the fina wak-through and finay the c os ng. at which time the keys are handed over to the buyer.

Key -Terms

APPRAISAL

Assessment of the property's market va ue, typ ca y done for the purpose of obtaining a Mortgage.

LOAN OFFICER

The oan officer represents a financ a nst tut on and prov des a oan to the buyer.

PRE-OFFER INSPECTION

A pre-offer inspect on s an inspect on of the home before you make an offer. t s a way to make your offer stronger in a competit ve market.

PRIVATE ATTORNEY

You can seek outs de ega counse on the contract. n our area, most buyers dont h re the r own ega counse, however you are a ways we come to do so.

APPRAISER

The ender w h re an appra ser to p ace a vaue on the property before approving your oan.

EARNEST MONEY DEPOSIT (EMD)

A good fa th depost the buyer makes with an offer to show that you are serious about buying the property. In exchange, the seier agrees to stop marketing the property.

INSPECTION

An expert conducts a forma review of the property to find visible issues that need to be repaired. You can make your offer contingent on an inspection or conduct a pre-offer inspect on to make your offer stronger.

INSPECTION CONTINGENCY

You can make your offer contingent on a home inspection, if the inspection uncovers issues, we can determine the best way to move forward.

COMMON CHARGE

Month y ma ntenance fee pa d by condo owners. Property taxes are not nc uded n the common charge.

CONTRACT DEPOSIT

A percentage of the agreed-upon purchase pr ce pa d by the buyer at the t me of s gn ng the contract.

CO-OP SHAREHOLDER

Owner of a co-op un t, since what they are actually purchasing are shares of stock in the co-op corporation.

DEBT-TO-INCOME RATIO

The percentage of an nd v dua s month y gross ncome re at ve to the amount of debt owed.

ESCROW DEPOSIT

Depos t of funds to be transferred upon comp et on of the dea .

FINANCIAL STATEMENT

A forma record of a your financ a assets, debts, and ab t es.

FLIP TAX

A tax eved by a co-op and pad by the se er when a sae s made. They are designed to generate funds for the co-ops cash reserve.

MAINTENANCE FEE

ees pa d by co-op shareho ders that contr bute to bu d ng operat ons.

SETTLEMENT COMPANY

The sett ement company, a so ca ed atte company, ensures the contract sfar to a partes and manages the money throughout the process.

Work ng w th V Partners, the buyer h res the sett ement company, which signal part of the signal part of the signal part of the sett ement company.

SPECIFIC TESTS

Tests ke radon and term tes require separate contingencies in your offer. V Partners can walk you through your options.

WALKTHROUGH

The buyer rev ews the house just before c os ng to make sure everyth ng s n the same cond t on and that a home nspect on tems are f xed.

LIEN SEARCH

A background check on the property and the se er to ensure there are no outstand ng debts or c a ms upon the property.

POST-CLOSING

The amount of cash the buyer must have on hand after deduct ng the down-payment and c os ng costs.

PRE-APPROVED

Advanced approva from a bank or other end ng nst tut on for a home mortgage.

PRE-QUALIFIED

Potent a buyers prov de an overa f nanc a p cture and mortgage brokers prov de an est mate of what eve of oan you w key be pre-approved for.