

# ***SNYDER STRATEGY***

— REAL ESTATE —



# **Selling & Buying Guide**

**SOLD**

**SNYDER  
STRATEGY**



# Our Selling Brand

**Trusted Performance Proven Results 24/7 Communication**



*Selling Plan & So Much More*

**Staging, Marketing, & Advertising the Custom Features & Resale  
Values of your house will sell at the highest possible sales price.**

## **1st Step: Let's Tour Your House**

# Realtor Professionals



**Proven Performance**  
**Over 2 Billion Sales**

**Proven Results**  
**Over 14,000 Transactions Closed**

**Trained Experts**  
**Mentor Training Program Graduates**



# Countdown to CLOSING



*Key Steps To*

## LISTING YOUR HOME

01



### Select A Realtor

Introduction to  
The Team.

02



### Price The Home

The most accurate  
pricing models in  
the industry.

03



### Follow Proven Launch Protocol

Our step by step  
protocol on selling  
your home.

04



### Market Home To Buyers

The state of the art  
tools we use to  
identify and target  
your buyers.

05



### Communications & Contracts

How we update our  
sellers weekly and  
negotiate our  
contracts.

**Custom Marketing**  
**24/7 Communication**  
**Ongoing Feedback**  
**Our Goal: SOLD!**

# STAGING to SELL

Model Home Staging



**SELLING Custom Features & ReSale Values**



# Marketing Mastery

## ONLINE PRESENTATION

Your buyers are online! Incredible pictures and individual websites portray your home in a spectacular way!

## COMPETITIVE ADVANTAGE

Our track record is the best in the industry, our services and pricing cannot be beaten. We make a sellers choice easy.

## LISTING PROTOCOL

This is very simple step by step walkthrough of Listing your home and getting maximum pricing.

## ATTENTION TO DETAIL

Each home has a top producer and a full time professional staff paying close attention to every detail. Our transactions are smooth.

## PREPARING THE HOME

The traditional look is dead! We can help sellers give the home a more buyer friendly transitional look at little or no expense.

## STATE OF THE ART MARKETING

Old school experience tells us who your likely buyer is. New school online marketing helps us find them and deliver you home's package.

# PROVEN Selling Plan



# Advertising Advantage



# Star Marketing

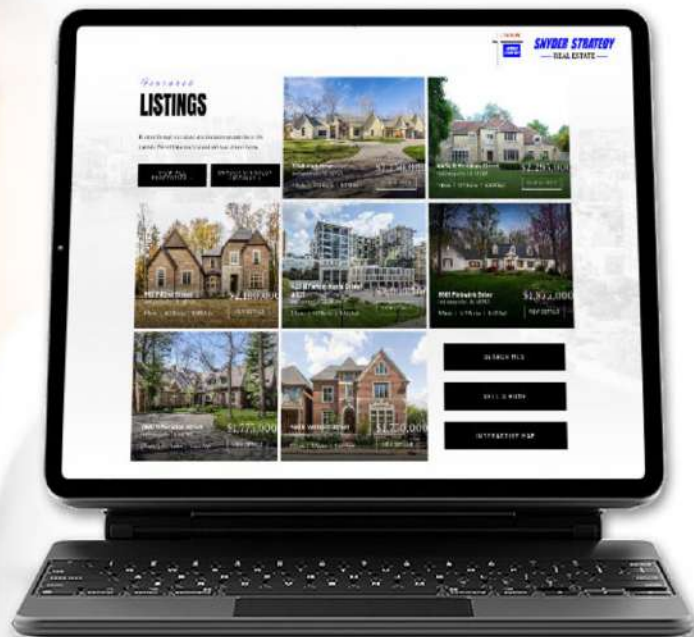
*Our Homes*

## ARE STARS

### EACH HOME IS A STAR ON OUR WEBSITE

- ✓ Professional pictures show all aspects of the home
- ✓ Top 10 things you love most about your home
- ✓ A list of Custom Features & ReSale Values
- ✓ Maps
- ✓ Schools

Check out samples at: [SnyderStrategy.net](http://SnyderStrategy.net)





# MLS Marketing Description Formula

## Front to Back: Customized Features & ReSale Values

**6863 CARTERS GROVE DR Noblesville, IN 46062**

Prop Sub/Trans: **Single Fam/Sale**  
 School Dist: **Noblesville Schools**  
 Subdivision: **SETTLERS MILL**  
 Legal Desc: **SETTLERS MILL Acreage**  
 Bldr/Prjct/Cont:

Media: **18**  
 a: **2914 - Hamilton - Noblesville**  
 tual Tour: **http://tour.circlepix.com/home/385BFO/6863-CARTERS-GROVE**  
 tual Tour 2: **https://my.matterport.com/show/?m=VEuCc2D8yqe**  
 w Const: **No**

Status: **Active**  
 BLC #: **21496178**  
 DOM/CDOM: **23/23**  
 Stage: **290626308012000013**

List/MoRnt \$: **\$274,999\***  
 Year Built: **1998**  
 Section/Lot: **/12**  
 Map: **--**  
 Est. Comp. Date: **--**



Tax ID: **290626308012000013**  
 Semi Tax: **\$1,152**

MultiTax ID: **2012**  
 Tax Year Due: **2012**

Solid Waste: **Yes**  
 Tax Exempt: **HmTxEx, MortTaxEx**

Upper: **1,600**  
 Main: **1,400**  
 Apprx M/U Ttl: **3,000**  
 Basement: **0**  
 Apprx M/U & Bsmnt: **3,000**  
 % Fin Bsmnt: **Assesso**  
 Source:

	FB	HB	BD	RM
Upper:	2	0	5	13
Main:	0	1	0	13
M/U Ttl:	2	1	5	26
Bsmnt:	0	0	0	0
Total:	2	1	5	26

Beds: **5**  
 Baths: **2/1**  
 # Rooms: **26**  
 Floor #: **2 Levels**  
 Levels: **2 Levels**  
 Unit Entry Lvl:

Garage: **Yes, 2CarAttach, GarDrOpenr, FinGarage, KeylessEnt, Workshop**  
 Parking: **No**  
 Basement: **Slab**  
 Foundation: **www.SnyderStrategy.net**  
 Web Link: **https://my.matterport.com/show/?m=VEuCc2D8yqe**  
 Web Link2:

Recent: **07/26/2017 : DECR : \$284,999->\$274,999**

Room Type	Dimensions	Level	Floors	Window Trtmt	Room Type	Dimensions	Level	Floors	Window Trtmt
MasterBedroom	17x14	Upper	Carpeting	Yes	Bedroom2nd	12x16	Upper	Carpeting	Yes
Bedroom 3rd	12x10	Upper	Carpeting	Yes	Bedroom4th	16x11	Upper	Carpeting	Yes
Bedroom5th	12x14	Upper	Carpeting	Yes	BreakfastRoom	13x11	Main	Tile-Ceramic	No
DenLibrary	12x17	Main	Laminate	Yes	DiningRoom	12x12	Main	Laminate	Yes
GreatRoom	17x15	Main	Laminate	Yes	Kitchen	14x15	Main	Tile-Ceramic	No
LaundryRm	8x10	Upper	Other	Yes					

Directions

SR 38 East of Little Chicago Rd. to entrance of Settlers Mill, across the street from South Harbour entrance. Turn South on Gretna Green Lane to Carters Grove Dr.. Turn Right to home.

Property Description

Spacious 5 Bedroom House & Bonus Den Room! 2 Car Garage(new insulated door) w/ 4ft bumpout. New Roof, New Refrigerator & Dishwasher 2017. New Paint throughout house. Wooden Style & Slate floors on Main floor. Open Customized Concept Kitchen w/Slate Floor & Island. Eat in Dining w/Breakfast Bar. Gas Stove & Oven. Walk-in Pantry. Bonus Supply Closet. Upstairs Bathrooms w/Dual sinks. Backyard Mature Trees w/Enclosed Privacy Wooden Fence. Storage shed & swing set. See 3D Tour for in depth View!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Water Softner purchased & will remain with sale of house. Storage shed, swing set & all blinds stay with sale of house. Refrigerator in garage & Trampoline in backyard will NOT be sold with property.



Beautiful 5 Bedroom House! 2 Car Garage w/ 4ft bumpout. New Roof 2017, New Fridge 2017, New Garage Door insulated 2017. Overhanging Porch. New Paint throughout house. Simply Spacious w/ Mature Trees throughout neighborhood & backyard. See 3D Tour for in depth view.



Office Den Bonus Room. Entertainment Center remains. Wooden stlye floors. Could be converted to a 6th bedroom on main floor.



Wow! Family Friendly Kitchen. Open concept. Customized cabinets. Slate Floors, Island w/electrical outlets. Eat in Dining Kitchen w/overhanging countertops. Walk-in Pantry. Large Supply Closet under stairs. New fridge 2017, New dishwasher 2017, Gas Stove & Oven. Planning center. See 3D Tour for in depth view.



Great room with Ceiling Fan. 9ft Ceiling. Wooden Style Floors. Gas Fireplace. 3 sets of windows to backyard. Custom Wall Simply Beautiful!



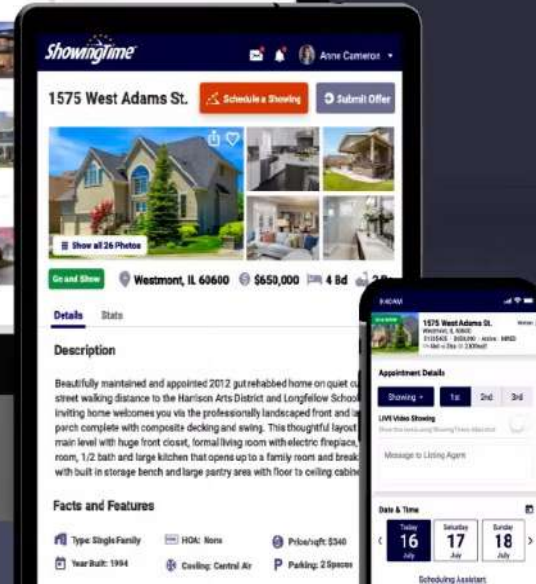
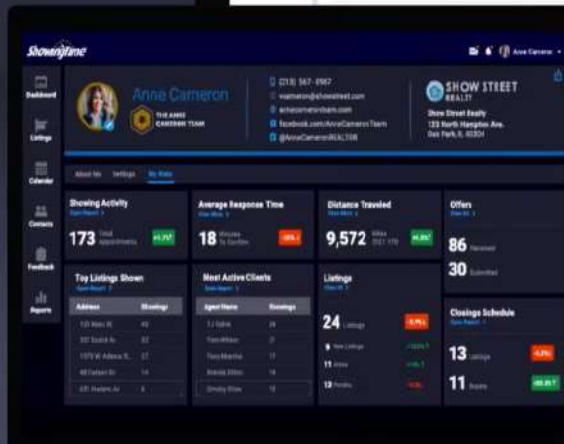
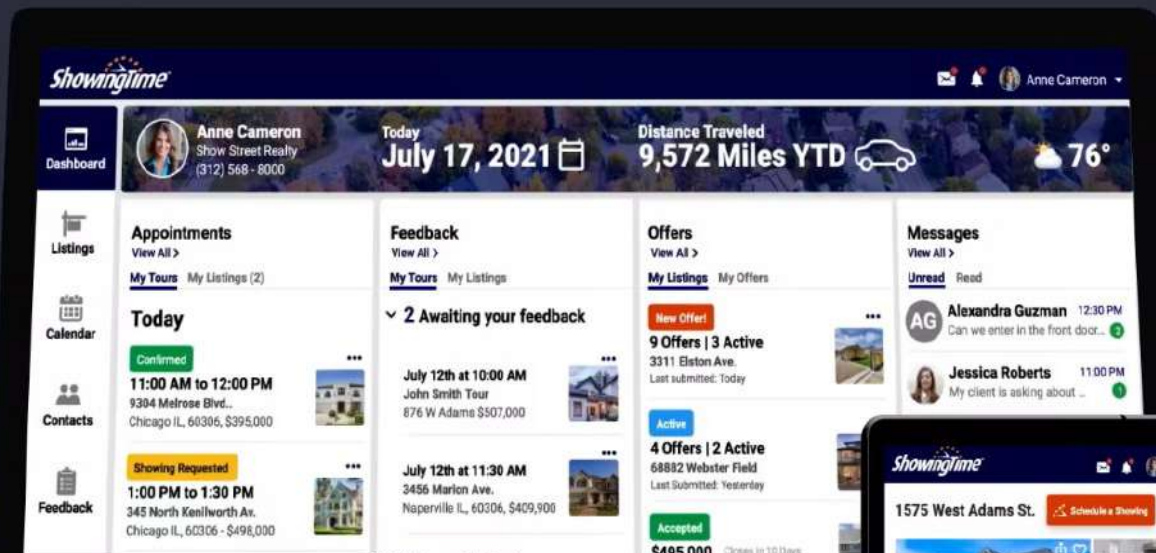
Mature Trees backed up to residential Very Private Large Spacious Backyard. Enclosed Privacy Wooden Fence. Swingset stays.. See 3D Tour for in depth view.



Family Friendly Backyard w/Enclosed Privacy Wooden Fence. Storage shed remains with property & swing set. Mature Trees and Very Private. See 3D Tour for in depth view.



# Showing Services



**Receive a Call/Text for Approval**  
**Immediate Showing Notifications**

**Informed of Time, Date and Realtor**  
**Know who is showing Your House**

**24/7: Always be Informed of Activity**  
**Receive Email Confirmations**

**Immediate Communication**



# ~Comparative Market Analysis~

## Active, Pended, Sold & Expireds

**Days on  
Market**

**Location  
Area**

**Appraisal**

**Condition  
Repairs**

**School  
Information**

**SOLD**

**Pricing it Right**

**SNYDER  
STRATEGY**

**Let's REVIEW:**

**Your Comparative Market Analysis  
Estimated Net Proceeds  
Expenses & Profits**



# **Selling Guide to SOLD**

**Our Expertise**

## **Estimated Net Proceeds:**

- Provided with Listing Contract & Price Adjustments
- Provided with Purchase Agreement & Counter Offers
- Provided Upon Request by Client at any time

## **Purchase Agreement (s) & Counter Offers (s)**

- Detailed Review of Options
- Negotiating Best Offer
- Protecting Your Investment

## **Inspection**

- Understanding the Difference between Cosmetic vs Habitable
- Knowing critical items to repair for any potential Buyers
- Writing Contracts for Your Protection

## **Closing:**

- Review HUD Statement
- Provide Estimated Net Proceeds
- Realtor present at Closing

**SOLD**

**SNYDER  
STRATEGY**



# **Congratulations!**



# Clients #1 Priority

**Dedicated to  
Helping our  
Clients Achieve  
their Financial Goals**



## Clients Praises:

**Very responsive to all requests. Very knowledgeable of the area's market**

**\$500,000 Sale**

**From one meeting we could see how much trained expertise in selling & buying**

**\$350,000 & \$650,000 Sales**

**Our agent is outstanding and addressed everyone of my concerns**

**\$450,00 Sale**

**Our Agent did an awesome job holding my hand and promptly answering**

**\$290,000 Sale**

**I was a first time home seller, our agent did an awesome job answering my questions**

**\$285,000 Sale**

**Wow, Our agent took the time to manage two deals and close on time. Very Impressive**

**\$355,000 & \$785,000 Sales**

# Striving for EXCELLENCE



# Strategic Buying Plan

Trusted Performance Proven Results 24/7 Communication

Strategic Buying Plan

ReSale Value Research # 1 Priority



# Buying Your Dream House

REVIEW OUR STRATEGIC BUYING PLAN ►►►



Over 2 Billion in  
Sales Closed

**PROVEN  
PERFORMANCE**

Negotiating  
Contracts

**TRAINED  
EXPERTS**

Over 14,000  
Transactions  
Closed

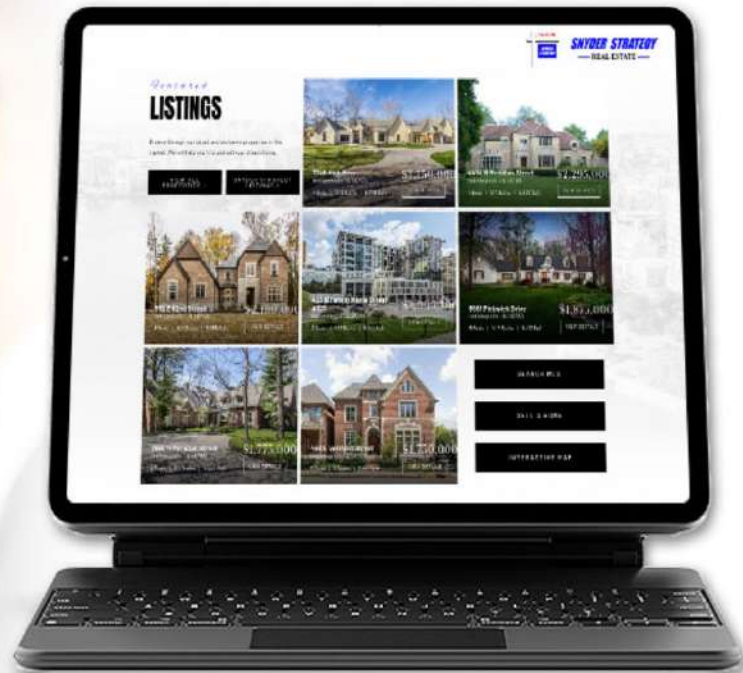
**PROVEN  
RESULTS**

Closing  
Process

**PREFERRED PARTNERS  
WITH 10 YEARS  
EXPERIENCE**

**Strategic Research = ReSale Value**

# Buyer's Advantage



## PRE-APPROVAL

### Buyers Advantage

We have Preferred Lenders with Proven Performance to get you pre-approved.

Sellers know you are prepared and ready to make an offer backed by approved financing.

## IMMEDIATE NOTIFICATIONS

### Newest listings available

Superior Technology

Competitive Advantage for faster showings and writing an offer

Our agents use the most superior technology to find your dream home.

## CUTTING EDGE TECHNOLOGY

### Mobile Phone App

Know Your Market

Search for your dream home while on the go!

# Trusted Performance with Lenders



# MLS Research

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Source: **Assesso**

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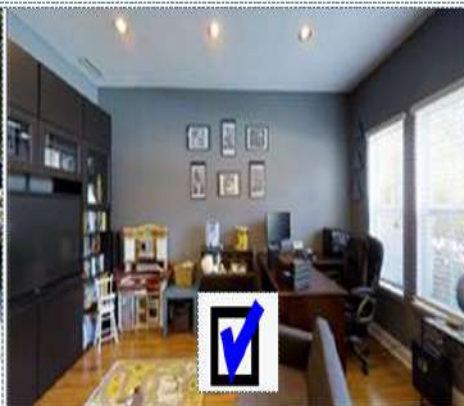
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**Custom Features & Resale Values = FUTURE PROFITS**

Key Investments Points



# Receive Newest MLS Listings

Mobile Access

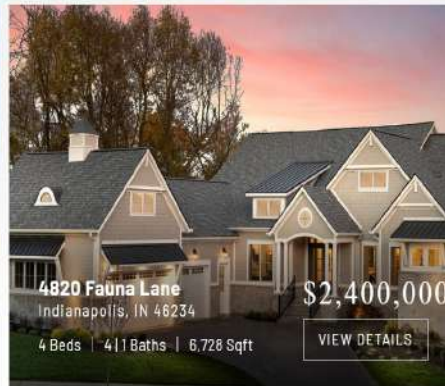
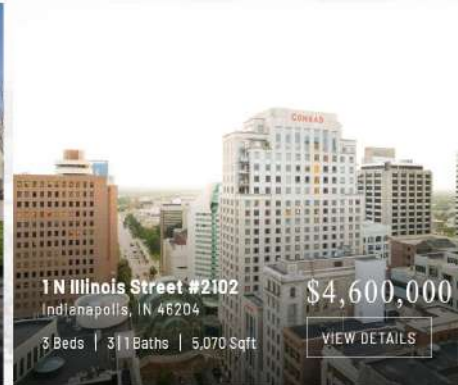
## Featured LISTINGS



Browse through our latest and exclusive properties in the market. We will help you find and get your dream home.

[VIEW ALL PROPERTIES +](#)

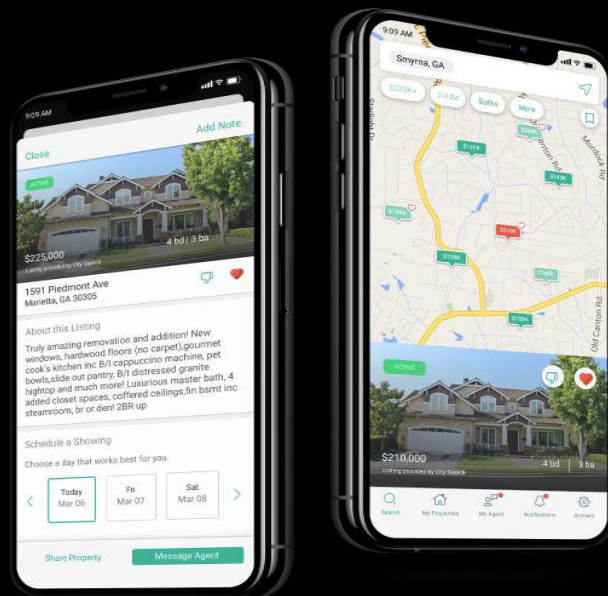
[SNYDER STRATEGY LISTINGS +](#)



[SEARCH MLS](#)

[SELL A HOME](#)

[INTERACTIVE MAP](#)



## Immediate Notifications



# Comparative Market Analysis

## True Value of Your House

# Bricks and boards may determine the cost of a home, but a Neighborhood determines value

## Your new house has to feel right—emotions aside, It has to work right for you

## Will future buyers want to buy this house

# ReSale Value Research

# ***SNYDER STRATEGY***

## **REAL ESTATE**

*We are Dedicated to Helping  
Our Clients achieve their  
Financial Investment Goals*



**[SnyderStrategy.net](http://SnyderStrategy.net)**