Living The Dream

Estates by Michele Auguste
WHAT SETS ME APART

❖ I truly care
❖ You are my top priority & my team mate
❖ I am a megaphone in the marketplace
❖ I communicate actively and proactively
❖ I respect my engagements
❖ I carefully review and present all offers for your consideration
❖ I qualify all prospective buyers and at the very least research the lending options to increase the likelihood that the buyer can procure financing
❖ I negotiate the strongest terms to create a solid transaction that will close on time with no surprises
OUR GAME PLAN

- Competitively price your home
- Optimize the conditions on every level
- Post accurate information in the multiple listing service systems. I am a member of:
  - Garden State MLS
  - Hudson County MLS
  - New Jersey MLS
- Proactively promote your home to my database
- Network with the best agents
- Create maximum exposure to your home
- Tap into my nationwide referral network
ABOVE & BEYOND SERVICE

✓ Professional Photography & Videography Services
✓ Professional Staging Recommendation and Virtual Staging if applicable
✓ Personally introduce your property at our weekly office meeting
✓ Feature your home on my website and all my prestigious partners’ websites
✓ Distribute quality feature sheets to all Real Estate Offices in the area
✓ Personally Host a Broker Open House
✓ Mega Open House Reception to Public
✓ Pre-qualify buyers prior to all private showing appointments
✓ Follow-up with buyers’ agents after all showings
✓ Provide you with a weekly update on our home’s activity
✓ Recommend the right Attorneys, Inspectors and Appraisers to ensure a smooth transaction
✓ Actively monitor market activity to ensure that your home is always a step ahead of the competition
PROFESSIONAL PHOTOSHOOT

Your Home @ its Best: A picture is worth a thousand words

According to national statistics compiled by Google & National Association of Realtors, over 90% of buyers used the Internet to find their home. That number continues to grow every year, which means that your first showings are happening on a buyer’s computer screen, tablet or cell phone. I will include a minimum of 12 pictures with your listing, each of superior quality.

Average Realtor’s Quality Standard

My Quality Standard
CUTTING EDGE VIRTUAL TOUR

Your Home: A Cut Above The Rest

Studies have proven that videos increase the speed of sale and your overall odds of a successful sale. Can you afford anything less than the best?

- Beautiful, high definition cinematography
- Exterior and interior shots, highlighting important areas
- Professional editing to a royalty-free music track
- A custom branded video player for use on Zillow and Trulia, etc.
- An electronic copy of the video to post on YouTube, Facebook, LinkedIn, Google+, etc.
- Virtual Tour linked to your MLS Listing
STAGING MATTERS

According to a U.S. Housing and Urban Development Report, a staged home will sell, on average, for 17% more & 78% faster than a home that is not staged. I take numbers very seriously and will utilize the services of a cleaning and staging professional to make sure that your home shines.

- Bye Bye Clutter
- Home Lighting
- Neutral and Appealing
- Color Splash
- Shining Hardwood Floors and/or spotless carpets
- Polished Bathrooms
- Room Transformation to fit the neighborhood’s lifestyle
- Serene and Inviting Homey odors only
- Showcase your closet space
- Turn on the accents: fireplace, central air, heated floors
- Boost your curb appeal
MY PRESTIGIOUS PARTNERS

facebook
trulia
NEW JERSEY PROPER
Google
HGTV
HomeFinder.com
LIVING THE DREAM Estates by Michele Auguste Redefining Excellence Maximizing Results
Homes.com
msn
The New York Times
REALTOR.com
Prominent Properties
Sotheby’s INTERNATIONAL REALTY
YAHOO! REAL ESTATE
Zillow
THE WALL STREET JOURNAL
... And More