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## **We handle the repairs before the house ever lists.**

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A seller wants to list, but...

1. the ceiling fan wobbles
2. half the receptacles don't work
3. the handrail is missing

Before it stalls and everyone freaks out, be grand and send them to Grandmark.

### **WHAT IS IN IT FOR YOU**

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Your commission is a % of the sale price. The price is your paycheck.

A house beaten down a few grand over inspection findings obviously pays you less.



A house with far less to beat down has a better chance of getting the most commission out of the sale.

### **WHAT YOUR SELLER GETS**

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**Clear pricing.**

**Proper repairs, completed on time.**

**Detailed documentation.**

**1 year warranty.**

A seller who discloses still discloses. Ours hand over a short list, with the invoices to back it up.

Now, we cannot promise what an inspector will write or what a buyer will offer. Nobody can. What we can promise is that we will take problems off the table before they become leverage for the other side.

### **HOME INSPECTION HELL**

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Then there is the report itself. A home inspection report reads like the house is coming down: "recommend further evaluation by a licensed professional." Red labeled remarks. Disclaimer laden paragraphs that seem to never end. That language is not written to calm anybody down.

Fix the known items first, and there is far less in that report to scare anybody.

✓ **FEWER FINDINGS**

✓ **FEWER DISCLAIMERS**

✓ **FEWER CALLS**

**Every red flag in that report will probably come out of your commission check.**

### **WHAT WE DO**

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1. We walk the house with the seller, before any listing agreement is signed. The assessment is always free.
2. We find things an inspector or appraiser may flag.
3. We repair the deficiencies we find.
4. We document every repair: photos, invoices, and a 1-year workmanship warranty that transfers to the buyer.

**You hear one of two things from us: In progress or Ready.**

**We work for the seller, and the paperwork belongs to the seller.**

**The seller gets every document we produce, and the paperwork goes with the house.**

### **So what does this cost you?**

Think about how many times you have spent with your past clients negotiating down because the inspection report has more red flags than your best friend's ex. Losing money is your cost. The seller pays us for the repairs. You pay nothing.

**Ready for a client that's ready to list a house the Grandmark way?**

### **HOW TO START**

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Ask your seller 1 question: "Grandmark helps my sellers get a house ready before it lists. Can I have them call you?" Yes? Send us the name and number. We call the same business day.