

The Original & The Largest
New Home Center  **com**

ADVANTAGE!

We make selling your home... easy!

We have qualified buyers to buy your home!

The Original & The Largest
New Home Center  **com**

can help.

With New Home Center.com, you will receive all the benefits of working with the largest real estate company that specializes in new and pre-owned homes and condominiums. Our experienced specialists are dedicated to helping you sell and buy your next home. Plus we will commit ourselves to making sure you conveniently and successfully achieve your home investment goals!



The Original & The Largest
New Home Center  **com** Specialists.

When you contact New Home Center.com, you hire a team of professionals dedicated to effectively marketing your home. Our team, with 18 years of experience, includes a broker, office managers and real estate specialists who are all working for you.



We have Pre-Approved Buyers

New Home Center.com will show your home to pre-approved buyers. This means that we save you time by pre-qualifying potential buyers before they ever see your home.



On-Going Professional and Aggressive Marketing To Sell Your Home.

We have the qualified buyers

New Home Center.com professionally and aggressively markets your home by maximizing exposure in highly visible publications. We continually advertise in local newspapers, real estate magazines and specialty publications including:

Local newspaper and real estate magazines

- Sun-Sentinel
- Palm Beach Post
- New Homes Map Guide
- Florida New Homes Guide
- The Real Estate Book
- Distinctive Homes Guide
- Harmon Homes
- Showcase of Exquisite Homes and Interiors

Specialty Publications

- Luxury Homes
- Ocean/Intracoastal





Your home will be seen — by millions worldwide

In addition to marketing in numerous publications, we will also make sure your home receives maximum exposure by placing it on the largest and most visible real estate websites and top rated search engines. This gives your home the potential to be viewed by millions of buyers WORLDWIDE!



South Florida Multiple Listing Service

Broward, Palm Beach, St. Lucie, Dade, and Florida Keys



With New Home Center.com, your home will be displayed on several Multiple Listing Services (MLS), the largest pre-owned home database that is only accessible by licensed REALTORS. Your home will be listed in Broward, Palm Beach, St. Lucie, Dade Counties, and Florida Keys. As well as the Fort Myers market on Florida's west coast. In addition, REALTORS from all over the nation will be able to locate your home for buyers, who, otherwise, might not have found your listing without their REALTOR'S MLS access.



Our goal is to

Sell at the right price...

We are experts at selling homes and will help determine the highest listing price for your home so that you get the most money possible.



In house appraisal (CMA)

New Home Center specialists provides you the advantage of an In House Market Analysis so that your home will sell quickly and effectively (Based on past sales records for local MLS).

Professional Pre-appraisal

We recommend that you hire a professional appraisal to accurately determine your home value!





Pre-Inspections

You will have the option to invest in a pre-inspection with a local home inspector. This will help to determine if there are any hidden repairs needed; Therefore, we can precisely price your home. This preliminary inspection of your home may include: roof, termites, and major mechanical systems.



Why get a pre-inspection



1. You Can Save On Repair Costs.

When YOU order a pre-inspection, you have the choice of repairing the home yourself or hiring a handyman to do it for you. Once you enter into a purchase agreement, the BUYER orders an inspection. The formal report becomes a legal part of the purchase agreement that states that the repairs needed MUST be done by a LICENSED CONTRACTOR (thus, costing you more money and more aggravations).

2. More Protection.

You are responsible for providing the buyer a "Sellers Disclosure Statement" that claims all known defects in the home. You are legally responsible for that statement. However, once you do a pre-inspection, the INSPECTION may reduce your liabilities.

3. Professional Report

After doing a pre-inspection, you will be given a professional report that states what repairs are needed and estimated costs before you sell your house. This report can be transferred to the buyer. Thus, saving you time and money.

Save yourself time, money, and most importantly the AGGRAVATION, invest in a pre-inspection.





Presentation is everything...

Your home is beautiful...

We will advise you to take the proper steps to decorate your home's interior and exterior. Thereby, increasing the likelihood that your home will yield a higher price.



Buy a new home while you sell!

New Home Center.com will financially pre-approve you for your new home. While your home is in the process of being shown and sold, we will help you search for a new home.

- We represent you 100%!
- We have 100% of new and pre-owned homes throughout South Florida.

Ask us about our preferred buy/sell commission plan



The Original & The Largest
New Home Center dot
v
 **com**

Coordinate activities smoothly

We do the work for you, including:

- Placing signs for optimal visibility (and removal of signs)
- Coordinating house showings around your schedule
- Negotiating a contract to get the best price and terms
- Scheduling inspections, repairs and walk-throughs
- Coordinating with the buyer's financial institution, the buyer's agent, the title company and the attorney

Our professional team will smoothly and successfully sell your home.



But that's not all

The Original & The Largest
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We do much more than simply prepare for and coordinate the sale of your home—we follow through to the very end...and beyond. Which means we also:

- Review the closing statement
- Schedule and attend the closing
- Perform post-closing activities and services including post occupancy agreements and homestead reminders



Variable Listing Commission

With New Home Center.com, YOU get to choose the amount of service that we will provide. We offer different commission programs that feature a unique variety of savings and services.

7% commission

- MLS
- Electronic Lockbox
- Sign Installation (where permitted)
- Advertising
 - Local Newspaper (DAILY)
 - Magazines (monthly)
- Websites
 - Realtor.com
 - Homes.com
 - Newhomecenter.com
 - Floridaguide.com
 - Harmonhomes.com
 - Realestate.com
- Weekly Open House
- Rebate Fee
 - Pre-Inspection \$100 rebate
 - Pre-Appraisal \$50 rebate
- Financial Approval
- 7 Month Listing Duration



Variable Listing Commission

With New Home Center.com, YOU get to choose the amount of service that we will provide. We offer different commission programs that feature a unique variety of savings and services.

6% commission

- MLS
- Electronic Lockbox
- Sign Installation (where permitted)
- Advertising
 - Local Newspaper (WEEKLY)
 - Magazines (monthly)
- Websites
 - Realtor.com
 - Homes.com
 - Newhomecenter.com
 - Floridaguide.com
 - Harmonhomes.com
 - Realestate.com
- Monthly Open House
- Rebate Fee
 - Pre-Inspection \$100 rebate
- Financial Approval
- 6 Month Listing Duration



Let us start working for you today!

Sign the papers with us today and
New Home Center.com will pay 50%
of your pre-inspection costs.

(Not valid with any other offer)



This presentation does not legally bind New Home Center, Inc. or its agents. Only a listing agreement signed and delivered is binding.

