



CHICAGOLAND2to4FLATS.info



Provided by **Bill Bein**, Realtor® and Buyer's Agent
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Unique Chicagoland2to4Flats.info tools and resources

We offer seven important tools to help show the value and affordability of your property—and give you tremendous visibility on the market and your listing.

1. Market Watch (current / new competitors)
2. Off-Market Monitor (pending/contingent)
3. Affordable Mortgage Calculator
4. Property Analysis Worksheet Calculator
5. Seller-Visible Transaction Management
6. Pre-appraised verification of pricing
7. Doubly Pre-Approved Buyers

- **Market Watch (current / new competitors) and Off-Market Monitor (pending / contingent)**. 24/7 you will have via the Internet access to one special computer search that will show you all competitive active listings (with first day notice of new listings and price reductions) and another to track all pending and contingent sales through to the point where a final, closed sales price is known.
- **Affordable Mortgage Calculator**. We will give to each person who comes to see your property our Affordable Mortgage Calculator, which shows how little down a buyer must have and how affordable your property can be.
- **Property Analysis Worksheet Calculator**. Have you seen this worksheet on our website? We will give each person who comes to see your property a copy of it.
- **Seller-Visible Transaction Management**. Via the Internet, you will have 24/7 access to all the details of your listing—with every ad, every showing, and every step of the contract-to-close process documented.
- **Pre-appraised verification of pricing**. Thanks to an arrangement we're making with our lender, it will be possible to get an appraisal for each listing we take—when we take it! It does not follow that every property will fully appraise. And it does not follow that every seller will want to immediately lower their price. But at least we will all know that there could be issues with the appraisal later.
- **Doubly Pre-Approved Buyers**. Our lending partner would be more than willing to provide a second pre-approval for anyone submitting an offer on one of our listings—if that buyer is willing. This is NOT required—and it does not follow that every buyer will agree to it. In fact, we may not even ask every buyer to submit to it. But if we ever do get a second pre-approval (and some times we certainly will), you will know if our lender is backing that buyer—and that can help us negotiate the contract.