



Who Else Wants To Sell Their Existing Home For More Money, In Less Time, With Less Hassle?

Dear Home Seller:

Making the decision to sell Your home is a huge step for most homeowners. But once the decision is made to sell, then making your home Marketable should be your number one goal!

We understand the emotional attachment You have to your home but you must be realistic about the home as well. No home is perfect and as soon as you realize THAT you are on your way to making your home more Marketable. And remember, making your home the most marketable, can and should be your number one goal!

Potential home buyers want to purchase a home that is in tip-top shape, no matter the age of the home. That's why having a Pre-Listing Inspection makes complete sense. Also:

- a) Having a home inspection before you put your house on the market will allow you to understand any current or potential problem areas with the home that can be resolved before the buyers arrive. Therefore, your home will be in better condition for viewing, making it more marketable and this will help you attain the maximum selling price for the home.

- b) Resolving problems prior to the buyer's inspection will save you money in two (2) other ways as well. First, when you know what needs to be repaired in advance of the sale, you can obtain multiple bids for the work that needs to be done and select the best contractor at the best price. Secondly, the work can be done by the contractor in a time frame that fits his schedule as well thereby avoiding the "Rush Charges" to get the work completed.
- c) Finally, there is one secret all Sellers need to know. Buyers make their decision to purchase a home based on emotion and justify that decision with logic. And another thing is equally true: Buyer's can fall out of love with a home just as quickly as they fell in love with it. So why let the Buyer's Inspector develop a long list of items needing repair thereby jeopardizing your sale? Making the repairs in advance of the sale will save you tons of frustration and disappointment!

So let's review the facts: Having your home inspected before the first buyer shows up will help you to sell the home for more money, reduce the cost of the needed repairs, and minimize your frustration with the entire sales process. **Where's the down side to getting a Pre-Listing Inspection?**

What's that ... who should you call for the Pre-Listing Inspection? There's only one choice to ensure that you get The Peace of Mind you're looking for ... That's **1st Choice Home Inspections**.

Give us a call Today at 630-904-9296

Joe Dudek

President

www.1stChoiceHomeInspections.com