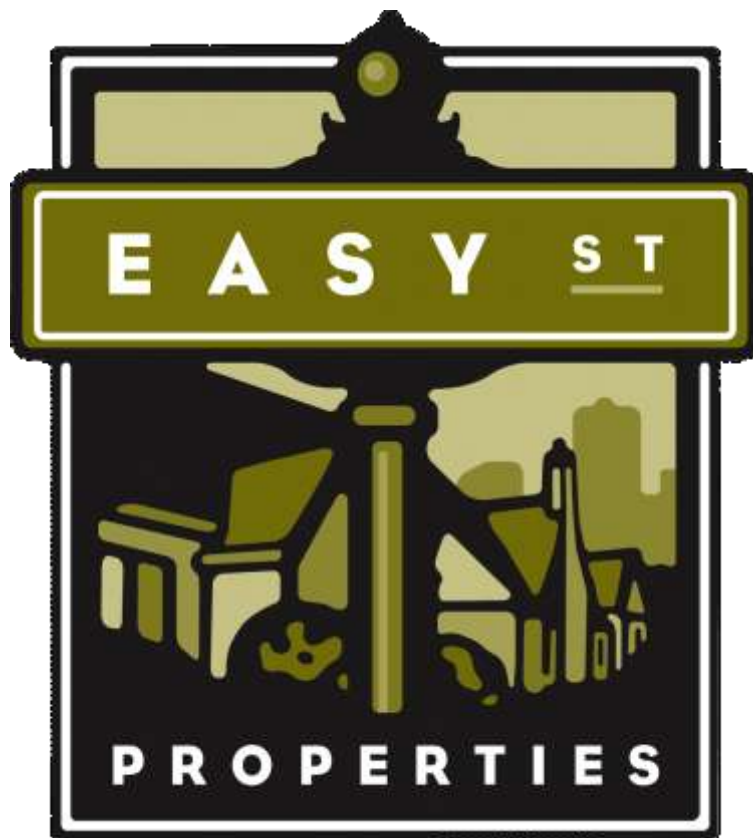


# Current Market Profile

Prepared especially for

# Buyer





To: Buyer

From: ESP Team

Re: Current Market Profile

Thank you for placing your trust in me to assist you through the home buying process.

My primary goal is to provide you with enough information to familiarize you with the real estate market in the areas you are considering. I have enclosed detailed information on homes that are currently listed on the market. I would love to take you on a tour of any of the homes that pique your interest.

Then, when you consider making an offer on a property, I will be happy to provide you with information on comparable homes that recently sold in the area.

I would like to assure you in advance that I will make every effort to find you a new home at the best possible price as quickly as possible.

Sincerely,

Will Gosch - Broker Associate  
Easy Street Properties  
Members of: The National Association of Realtors





## Life's Better on Easy Street

People ask us all the time, "How do you do it?" "It seems like you do things other brokers don't."

AND THEY ARE RIGHT!

That's because, at **Easy Street Properties**, we take the words *Full-Service Real Estate* very seriously. We believe that each of our clients deserves to be represented with the utmost integrity and care.

Welcome to Easy Street Properties, a team of professionals committed to helping you with all of your real estate needs.

As seasoned real estate investors we bring a level of expertise not found in other brokerage firms. Whether you are purchasing your first home or an entire office building, real estate is most likely the largest investment you will ever make.

We realize how important it is to your lifestyle so we are committed to helping you find just the right home for your family or business, or a great investment property to round out your portfolio.

We also offer a full line of construction services to our clients. So whether you need to get your home ready for a sale, fix up an investment property, or have us build you a new home, we have the tools.

Let **Easy Street Properties** take you down the road safely and profitably. Just give us a call anytime and you will see why our clients say, **"they couldn't have done it without us!"**





## Helping You Find Just the Right Home

We will...

- Help you get pre-approved for a mortgage if necessary. Sellers and their agents know that a pre-approved buyer is serious and prepared to close on a property quickly.
- Provide immediate access to any new listings that meet your search criteria.
- Have great search tools at [EasyStreetProperties.com](http://EasyStreetProperties.com) so you can browse every home available on the market and even sign yourself up on our website to receive daily emails of new properties that match your search criteria.
- E-mail your specific home requirements to top producing agents in the area alerting them we have a qualified purchaser.
- Take you to see all the houses you like and discuss the pros and cons of each home.
- Preview new listings, Internet listings, open houses, and for sale by owners that suit your home requirements.
- Provide a comprehensive market evaluation of any properties you are interested in.
- Offer step-by-step communication of all processes leading to the offer to buy.
- Provide consultation and recommendations of the written offer to purchase, with terms approved by you.
- Negotiate the right price for you.
- Review all title and closing documents with you before closing.
- Supervise construction upgrades to a home that needs a little help to make it your dream home.





## No Matter Where You Find Homes That Attract Your Attention

- In local real estate magazines
- Via the internet
- Other agents FOR SALE signs
- Other agents OPEN HOUSE
- From a friend
- A "For Sale By Owner"
- Another agent's listing
- A builder - let me visit new build communities with you - you still need representation!

## I can sell any of them to you!

Most importantly, I can negotiate any offer for you. But, if you view a property with another broker, I may not be able to represent you. If you see a sign, an open house, or even hear about a property, call me first and I will provide you with the information on that property and make all necessary arrangements for viewing it. I can even help you find new build communities and help the transaction with the builder go smoothly.







## Stepping Through The Loan Process

### PRE-QUALIFICATION / INTERVIEW

Application interview  
Lender obtains all pertinent documentation

### ORDER DOCUMENTS

Credit report, appraisal on property, and verification of employment

### LOAN SUBMISSION

The loan package is assembled and submitted to the underwriter for approval

### DOCUMENTATION

Supporting documents come in  
Lender checks on any problems  
Request for any additional items are made

### LOAN APPROVAL

Parties are notified of approval

### DOCUMENTS ARE DRAWN

Loan documents are completed & sent to the title company  
Borrowers come in for final signatures

### FUNDING

Lender reviews the loan package  
Funds are transferred by wire

**YOU OWN YOUR NEW HOME!**





## Changing Your Utilities

The Title Company will transfer water, sewer and any Home Owners Association into your name, but it is your responsibility to transfer all other utilities.

<b>Power:</b>	Xcel Energy	800-895-4999
	IREA (Rural Areas)	303-688-3100
<b>Telephone:</b>	Qwest	800-244-1111 or 877-843-5444
	AT & T	800-222-0300
	Sprint	800-877-7746
	MCI	800-950-5555
	Liberty Bell Telecom	866-664-2355
<b>Cable/Dish:</b>	Comcast	303-930-2001
	Dish Network	800-333-3474
	DirectTV	800-280-4388 or 800-531-5000
	Qwest Digital TV	800-528-6188
<b>Internet:</b>	Comcast	800-266-2278
	Qwest Internet	800-966-2516
	Blue Mountain	800-485-5006

- Refer to your local Yellow Pages for additional numbers





## Moving Checklist

### SEND CHANGE OF ADDRESS TO

- Post office
- Charge accounts
- Subscriptions
- Friends/relatives

### DISCONNECT UTILITIES

- Water
- Electric
- Gas
- Telephone
- Cable television
- Other

### CANCEL DELIVERIES

- Milk
- Newspaper
- Other

### TRANSFER MEMBERSHIPS

- Church
- Clubs
- Civic Organizations

### TRANSFER BANK ACCOUNTS

- Checking
- Savings
- Safety deposit box

### NOTIFY INSURANCE COMPANIES

- Health
- Life
- Auto
- Homeowners

### OBTAIN MEDICAL RECORDS

- General practitioner
- Dentist
- Optometrist
- Other doctors

### MISCELLANEOUS

- Hire a moving company
- Obtain school records
- Obtain birth & baptismal records
- Have drug prescriptions filled
- Have car tune-up for trip

