

BY OWNER SERVICES

We can help you with as much or as little of the sale of your home or property as you need. Most people are happy showing their home themselves, handling open houses, and creating ads and marketing flyers. But, they want help with the following:

- Pricing their property
- What's worth it & not worth it in preparing the home for sale
- What is a lender likely to require
- What a home inspector might say about the property
- Furniture arrangements
- Decorating pointers
- Ideas and samples of ads & flyers
- Knowing what to expect during this process
 - * how much earnest money to ask for
 - * common contingencies
 - * required disclosures & inspections
 - * what to do when a Realtor calls
 - * negotiating & drafting sale agreements
 - * financing & the steps through escrow & closing
 - * many others

We are licensed real estate professionals here to lend a knowledgeable hand to help you through this generally fun & financially beneficial process. Besides, it is very rewarding meeting and working through this process with the next owner of your home.

BY OWNER SERVICES FEES

Hourly - paid monthly- \$120/hr - To help you through this whole process averages just under 9 1/2 hours, or \$1110. Your cost could be more, or less.

Flat Fee - paid at closing- \$1995 with you creating your own marketing flyers and ads. \$2295 with us creating your flyers & ads. (Advertising costs paid by owner.)

As you can see, any of the above options is a big savings over the typical 6% commission.

Since 1984 we've
helped over 12,000 people
buy & sell their homes

LISTING SERVICES

If selling your home by owner is not for you, we also list property. We are members of the Willamette Valley Multiple Listing Service and the Lincoln County Multiple Listing Service. We have several listing options available to you. They are as follows:

HOURLY PLUS COMMISSION

Realtor fees don't need to be a commission paid at closing. Hourly fees are an option. With the Hourly Plus Commission option our listing side fee is hourly. Your home is placed in the Willamette Valley Multiple Listing Service or the Lincoln County Multiple Listing Service and a fee is paid to any office that sells your home. A \$595 fee is paid up front to place your home in the appropriate Multiple Listing Service. This fee also entitles you to a listing ad on our website as well as in the Homes By Owner Guide. A commission (usually 2.5% to 3%) is paid to the office that brings in the buyer and sells your home. This commission is paid at closing. Our hourly fees are payable monthly.

You have the option of helping with the marketing of your home. Other ads can be placed by you so you can receive the ad calls and host open houses. If you find the buyer you save the buyer's agent commission.

All advertising costs besides our website and our Homes By Owner Guide are paid by you.

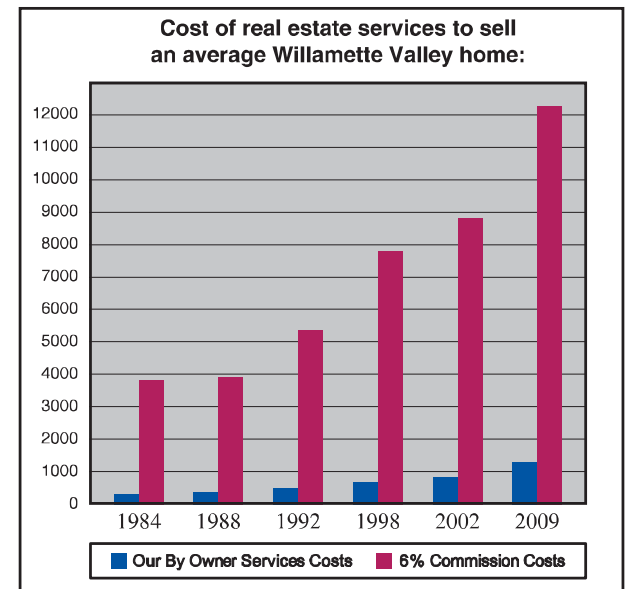
1 % SOLUTION

This is the same service as the Hourly Plus Commission except that there are no hourly fees paid.

A \$595 fee is still paid up front. Our fee is 1% of the sale price, with a minimum fee of \$1,950, and is paid at closing.

All marketing and advertising policies are the same as the Hourly Plus Commission option.

By law all fees are negotiable.



FULL COMMISSION

Northwest Realty Consultants can be hired to help you with all aspects of the sale of your home on the traditional commission basis. Your property would be in the appropriate Multiple Listing Service. The commission is paid only when the property sells. All costs, including advertising and use of the Multiple Listing Service, are covered by the commission. If the property does not sell in the time set forth in the listing agreement, you will owe nothing.

HOURLY LISTING

With this option, Northwest Realty Consultants will handle all aspects of the sale of your home on an hourly basis. This is an excellent option for highly saleable properties. Your home would not be in the Multiple Listing Service, and you pay all advertising costs. Our hourly fees are billable monthly.

In all of the above options
Northwest Realty Consultants
will do the best we can to meet your needs.

northwestrealtyconsultants.com

Home Buyer Services

Northwest Realty Consultants offers a variety of services for the home buyer. We can help you shop for listed as well as by owner properties, and we will help you with as much or as little of the process as you need. We were the first office in the mid-valley to offer buyer agency (in 1984), and we pride ourselves on providing exceptional service.

Some examples of how you can use us follow:

- ◆ Help with shopping for any real estate office's Multiple Listed properties. Included is expert advice on the pros & cons of each home you visit. In this case our fee is usually paid by the seller.
- ◆ Hourly consultation and advice regarding the purchase of a property. We can help with as much or as little of this process as you need.
- ◆ Ideas for analyzing or development of property.
- ◆ Help with the purchase of the home you currently rent.

Each of our agents is a Realtor®. Most have at least several years of experience & over 100 transactions under their belts. We can provide you with the experience you need to make a smart move. No matter how you choose to have us work for you, we will work hard and earn your trust.

Lincoln County MLS



Want a View Like This?

Would you like to retire to a home with ocean views? Or, do you have a beach vacation home you would like to sell? We can help you with your central coast property needs. Since we are part of the Lincoln County Multiple Listing Service, we can help you with real estate from Yachats to Pacific City. Call us today for more details.

We bought using
Northwest Realty
Consultants & we're
glad we did!

Brian Egan
Corvallis Custom
Kitchens & Baths



We bought and sold
using Northwest
Realty Consultants
and we're glad
we did!

**Greg & Rose
Christianson**
G. Christianson Construction

THANK YOU!



I SOLD MY HOME USING "HOMES BY OWNER"!

The ad came out Friday afternoon and the phone started ringing immediately. By Sunday 12 couples had toured the house and I had three full-price offers!

Everyone was helpful and professional.
I highly recommend Northwest Realty Consultants.

Joan Baker



Darin & Secily Luse

Your service
exceeded our
expectations and
we have already
recommended you
to many of our
friends!



Northwest REALTY CONSULTANTS

**Quality Services
at
Affordable Prices**

The Valley's #1 office in sales per agent

Since 1984

TWO OFFICES TO SERVE YOU

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