

A family's
home is its
CASTLE



Make a wise
and discerning
choice for all your
real estate needs.



OUR MISSION:

To provide
full service with
respectful, ethical
representation
...all at a
sensible fee.

Sensible Fees — Full Service



FULL service for a SENSIBLE feel!

Now, you have a choice. You no longer have to settle for the minimal services of discount realtors, the exorbitant fees of traditional full service companies, or being a low priority to a realtor who negotiates a low commission rate. Iron Gate agents carefully listen to your needs and proactively work on your behalf providing every service listed below — all at a fee that just makes more sense!

Judge for yourself: Do other agents guarantee specific services in writing? Is it fair to pay twice as much to sell your \$600,000 home than your friend pays to sell his \$300,000 home, if the services are the same? With Iron Gate you know what you are getting for your money. You pay a fair fee based on the services provided — not based on the price of your home.

Your home is your castle – an investment in your life. Doesn't this important investment deserve careful, conscientious management? Without a question, Iron Gate is your wisest and most discerning real estate choice.

Iron Gate's sensible fees will save you thousands:

- \$400,000 **or less**, our fee is \$5,000 + 2.5% for buyer's agent
- \$400,001 **or more**, our fee is \$8,000 + 2.5% for buyer's agent

Savings examples:

<u>\$250,000</u>	<u>\$400,000</u>	<u>\$750,000</u>
Iron Gate's way . . . \$11,250	Iron Gate's way . . . \$15,000	Iron Gate's way . . . \$26,750
Others' 6% \$15,000	Others' 6% \$24,000	Others' 6% \$45,000
Your savings \$3,750	Your savings \$9,000	Your savings \$18,250



Sellers

Prior to the listing, you'll receive:

- A **complete market analysis** to effectively position your home in the market place
- **Home staging advice** to ensure your home shows at its best

After the listing, you'll receive:

- A **complimentary home warranty** to protect you during the listing period, and to protect the buyer for one year
- A **professional sign** with a phone number that is answered professionally by an agent who knows your property
- An **RMLS listing** so buyers can easily find your home
- A **brokers open house** to maximize your home's exposure with the least amount of inconvenience to you
- **Professional negotiations** to ensure your best interest is represented
- **Escrow account set-up** to begin the title insurance process
- **On-time closing** facilitation to eliminate unnecessary delays
- **Post-close follow-up** to ensure your satisfaction



Buyers

Prior to the home search, you'll receive:

- **Personal consultation** to establish your home search criteria
- **Referrals** to mortgage brokers for loan approval

During the home search, you'll receive:

- **Daily RMLS listing search** for homes matching your criteria
- **Daily e-mails with details of potential properties** for your prompt review
- **Showing of any properties** within 48 hours of your request

After the offer, you'll receive:

- **Negotiation of the sales agreement** so you pay the lowest price with the best terms possible
- **Escrow account set-up** to begin the title insurance process
- **Home inspection attendance** to ensure that all of your concerns are addressed
- **On-time closing** facilitation to unnecessary delays
- **Post-close follow-up** to ensure your satisfaction

For a
personal
consultation
with an
Iron Gate
agent, call
503-617-9280