

HOW TO HIRE THE RIGHT REAL ESTATE AGENT



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About Goodwin Realty Group



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ABOUT US

We understand that buying or selling a home is more than just a transaction: it's a life-changing experience. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals.

Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

MISSION

Goodwin Realty Group is a local, Easton based independently owned real estate company located on Route 138. We are comprised of highly credentialed, full-time Realtors servicing all communities south of Boston. Our areas of specialization are specific to each individual Realtor. We suggest you view our bios to find your best fit.

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with an amazing experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.



BUYERS

Challenges for the Buyer

The primary challenge for house hunters is the current low inventory levels. Low inventory can drive up the price of the homes available when buyers are having to compete for the same dream home. This environment is considered a “Seller’s Market”.

In an area considered a Seller’s Market, buyers will more than likely encounter bidding wars for the same property. The competition can be fierce. It doesn’t mean that you can’t be successful, quite the contrary. Putting together the most attractive offer package means more than just over bidding. This is where the most skilled and well-trained Realtor can make the difference between getting your dream home, or not.



Why Use a Real Estate Agent to Buy?

1. They have a ton of training! Buying a home requires lots of forms, reports, documents, disclosures, and other technical stuff. Agents can help you prepare an offer, advise you with contingencies, avoid costly mistakes, and delays in the process.
2. Real Estate Agents have even more search power than you do when it comes to finding listings that fit your criteria.
3. They know how to negotiate. It’s their job to help you be successful in this market. Knowing what to negotiate and what favors not to ask is part of their skill set.
4. They are connected to everyone in the industry. Agents make it their job to know everyone that can possibly help in the process of buying. Mortgage brokers, real estate attorneys, home inspectors, stagers, and more, are in their network.

Whether you are buying from a friend or relative, you should have someone that has your back representing your interests. Buying a home is one of the largest purchases you will ever make.

SELLERS

Challenges for the Seller



When the market is favoring the Seller, it may seem like a slam-dunk to sell a home. But there are so many ways things can go wrong for a seller who tries to represent themselves in selling a home. The legal aspects of the contract alone are getting harder to navigate and seller's need a professional that can write a solid contract, protecting their interests. In this fast market, of an average of 15 days on the market, using an Agent is more likely to get a fair market value for your home, assist with qualified buyers, and make sure your investment is represented properly and sold.

Real Estate Agent vs FSBO

There are many great reasons nearly 90% of sellers use a listing Agent according to the National Association of Realtors. Selling a home is time consuming, out of pocket expenses for marketing, having knowledge of neighborhood trends, and excellent negotiating skills.



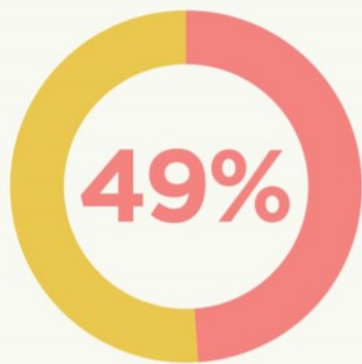
2017 Housing Market Survey
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS

The biggest task in selling is setting the right price and getting buyers in the door to view your home. The CMA (Comparative Market Analysis) that the real estate professional has available for you can give you a huge advantage and set expectations appropriately. You will know your competition and will be better prepared for this fast market.

SELLERS

Good Agents know how to market your home and will do so out of their own pocket for you. Aggressive marketing usually means they will recommend how to stage your home to make it present well, write the property description correctly, have professional-quality photographs taken, and show the house to qualified buyers.

Top reasons a buyer's decision is impacted by a staged home:



of REALTORS® representing buyers say home staging impacts most buyers' final decision.



Easier to visualize the property as a future home



More willing to walk through a home viewed online



Will positively impact home value of home if decorated to buyer's tastes



Overlook other property faults



Will negatively impact home value if decorated against buyer's tastes



More suspect of home features

In today's market, areas where inventory is low, employing a Real Estate Professional to navigate the process of selling is critical. In some states, nearly one third of the homes sold were above asking price and 60% had multiple offers submitted. Understanding the offers can be daunting. You need a professional to interpret the details beyond just the price. Once you've received offers, the Agent will empower their awesome negotiation skills in the counter-offers, track the paperwork, maintain the timeline, and walk you through the most nerve-racking part of the process.

The image shows three overlapping real estate offer forms. The forms are titled "OFFER #1", "OFFER #2", and "OFFER #3". Each form contains sections for "1. By this Agreement, dated", "2. PURCHASE PRICE AND DEPOSITS (1-10)", and "3. SELLER ASSIST (If Applicable) (1-10)". The forms are filled out with various details, including purchase price, deposit amounts, and settlement dates. The forms are also signed by the buyer and seller.

BUYERS

Hiring the Right Agent for You

Buying and selling a home is not only exciting but a bit stressful at times, tricky and complex. It is one of the biggest investments most people will make in their lifetime, therefore having the right agent representing you is imperative. You need to decide what you are looking for in an agent.

1. Knowledge of the area and neighborhoods?
2. The amount of training and knowledge in the real estate industry?
3. What agency do they work for, and what is the advantage?
4. Flexible and available whenever you want to view a home?
5. What is their training as a negotiator?



And finally... Why Should I Choose You?

Finding the right Real Estate Agent can make the difference between getting into that home you fell in love with or losing out to another offer. It can also make the difference in getting a fair market price for your home.

A good agent won't hesitate to answer this question and will be ready to fire off why she is best suited for the job. Everyone has their own standards, but most consumers say they are looking for agents who say they are:

- ✓ Honest and trustworthy
- ✓ Assertive
- ✓ Excellent negotiators
- ✓ Available by phone or e-mail
- ✓ Good communicators
- ✓ Friendly
- ✓ Analytical
- ✓ Able to maintain a good sense of humor under trying circumstances

SELLERS

Hiring the Right Agent for You

As a consumer, you need to interview potential real estate agents before you make a decision on who you are going to hire to sell your home. Recommendations from family, friends, neighbors or coworkers are great referrals to have.

1. What agency do you work for, and what advantage does your agency provide you that will help sell my home?
2. What is your best marketing plan to sell my home?
3. Where do you advertise?
4. What kind of photography do you use?
5. Do you market online?
6. What is the term of the Listing Agreement and what happens if I want to get out of it?
7. How much do you charge to sell my home?
8. Why are you the right Agent to sell my home?

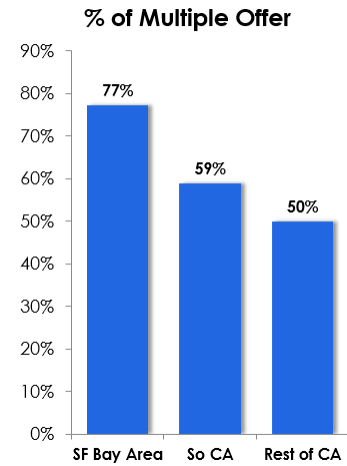
What Else Should I Ask You That I Need to Know?



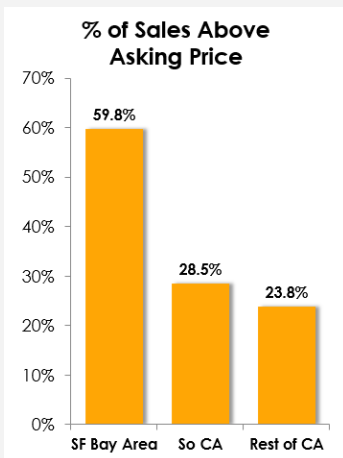
This is the most important question to ask. How the agent answers this question can help you get a sense of whether or not you can build a trusting relationship with this person. Do they take their time and make sure you understand everything or are they annoyed and anxious. It's important to feel comfortable and secure with their knowledge and skills. A good agent knows how to listen. how to advise you, and how to ask the right questions to find out what they need to know to better serve you.

Why the Right Agent is Important

Almost 8 out of 10 Homes had Multiple Offers



Almost 6 out of 10 Homes Sold Above Asking Price



Average Number of Days on Market was 10

