

Ranked #1 Real Estate Company
in Eastern Montana!



Providing Five Star Service
Since 1959

- **Complete the Property Condition Disclosure carefully and completely.**

If the form utilized does not ask specific question that relate to former problems of which you are aware, it is advisable to use the remarks sections to fully disclose such problems and any measures taken to correct them. Such problems may have included termite treatments, foundation & roof repairs, etc.

- **Obtain a professional property inspection when you list your property for sale.**

A pre-inspection by one of the established property inspection services that provide a guarantee has two advantages: The Seller knows the extent of the repairs or improvements he/she could be asked to do and may choose to accomplish them and/or allow for them in the pricing process. The Purchasers feel more secure and trusting of a Seller that has taken the time to inspect and/or repair items in the home.

- **Purchase a home warranty plan that covers certain aspects of the home during the listing period and for a period of one year after the closing date.**

The cost of a home warranty is not payable until closing of the sale, yet will cover the Seller for the full listing period as well as one full year after closing for the Purchaser. There are basic warranty plans that cover appliances, heating and electrical systems and extended warranty plans for air conditioning, pools, hot tubs, etc. The offer of a home warranty may differentiate your home from others in the eyes of the prospective purchasers.

- **Review the preliminary title insurance policy for the property prior to closing.**

The Seller must be able to provide clear title to the property. The customary way to ensure clear title is through the provision of a title insurance policy. The title policy contains information from public records about the property and parties. Reviewing prior to a closing will allow you to be aware of liens or potential problems that would affect your ability to transfer the property as promised. Preliminary title reports can be ordered prior to a purchase agreement if needed.

- **Showcase your home.**

To add value to your home, take time to look at the property through the eyes of a prospective purchaser. Small changes can make major differences in appearance. If you need assistance, for a minimal fee, you can obtain the advice of a professional who's been trained to make your home as inviting as possible to potential viewers at little or no extra cost. Another option is to view our short video on the subject of "showcasing your home".

*Helping you through the Homefinding Process...
Our goal is that you will be
delighted with the experience.*