

SELLER'S GUIDE

COMPLETE GUIDE FOR SELLING YOUR HOME



ever

MEET EVER GROUP

At Ever Group, we are a team of award-winning real estate advisors dedicated to providing a world-class experience for our clients.

With a track record of successfully assisting over 850+ families in buying and selling their homes, we have developed extensive relationships with real estate professionals, industry partners, custom builders, and individuals worldwide.

Our commitment to delivering outstanding results is unwavering, and we believe that the journey of selling a home is just as important as the final outcome. Each day, we strive to offer a seamless and exceptional experience, surpassing our clients' real estate expectations.

This dedication led to the formation of the Ever Group in partnership with Mark D. Evernden, aimed at elevating your experience. We understand that selling your home is one of the most significant financial decisions you will make in your lifetime.

Our advisors at Ever Group are here to support you every step of the way. Whether you are downsizing, moving up or relocating, we invite you to contact us today. Let us streamline and enhance your selling experience.



Elevate Your Experience.

www.evergroupcalgary.com



Embark on Your Home Selling Journey with Confidence
Selling your home can be both exciting and daunting, whether you're a seasoned homeowner or a first-time seller. Fortunately, our team is here to help you navigate the process from start to finish.

With our extensive knowledge of the local housing market and exceptional negotiation skills, we guarantee that sellers will receive the best possible offers.

Our commitment to providing personalized service ensures that sellers are given the communication and care they deserve. Our group of agents have an unwavering devotion to delivering results and a genuine passion for real estate, making us the go-to professionals for anyone looking to sell a home.

WELCOME

CENTURY 21®

Bamber Realty Ltd.

GET TO KNOW YOUR REAL ESTATE BROKERAGE

With CENTURY 21® as one of the largest global real estate brands and our team of real estate advisors focusing on the local market, we are confident that it will position you for success in your home search.

What does that mean for you? It means that you get treated like family! We understand that all of this can be overwhelming, and we want to help make it as stress-free as possible!

What's the best part about using us as your real estate advisors to help you purchase a home? We will be here with you every step of the way to guide you through the home buying process.

We will personally oversee all the homes that we view, set up showings, assist you in the offer process, review comparables and all aspects of the home, handle negotiations, review contracts to ensure you are protected, guarantee you get the best deal possible, work with the seller agent to schedule inspections, and work with your lender and lawyer to smoothly get the deal done!

When buying, we can enhance your search process by helping you uncover what you may not have considered, whether it is schools, lifestyle, or the investment value of the property. Using our property search tools, you'll be able to find the home that best meets your needs. Finally, with our local knowledge of the market, real estate expertise, and negotiation skills, we'll help you get the best possible deal and handle all the critical details.



Where Productivity Meets Experience

With our marketing expertise, you'll receive maximum exposure locally, nationally, and globally, with proven results. Our results-driven approach ensures that your unique needs are not only met but exceeded.

We are available 24/7 to provide personal support and draw on our extensive network of real estate professionals, industry partners, and custom builders to provide you with a world-class experience.

Our intimate insights into the Calgary real estate market have earned us an impeccable track record of success.

Contact us today and let us elevate your experience.

OUR SERVICES



PROFESSIONAL PHOTOGRAPHY
AERIAL/DRONE PHOTOGRAPHY
PROFESSIONAL VIDEOGRAPHY
PROFESSIONAL RMS/FLOORPLANS
VIRTUAL/HOME STAGING
SOCIAL MEDIA MARKETING
CUSTOM PRINT MARKETING MATERIALS
GEOGRAPHIC MARKETING
MLS MARKETING
GLOBAL EXPOSURE
OPEN HOUSES
MONTHLY NEWSLETTER

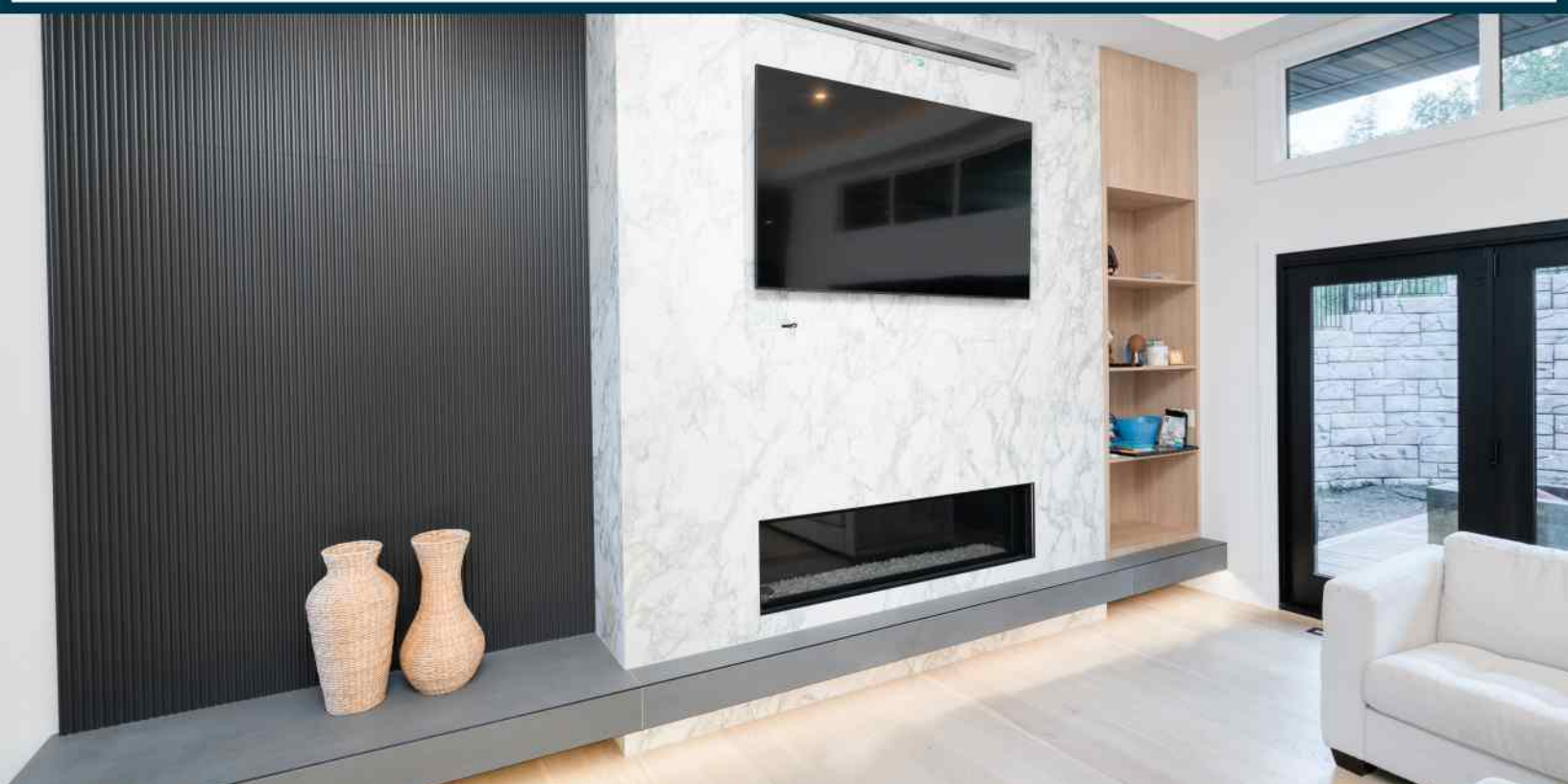
Luxury is an **Experience**, not a price point





PROFESSIONAL PHOTOGRAPHY/VIDEOGRAPHY

Agents at Ever Group work exclusively with Maxwell Mawji, a local photographer and videographer. Maxwell is a nationally published photojournalist specializing in architectural and commercial photography.





EXTERIOR PHOTOGRAPHY

Dusk, Sunrise and Twilight photography bring an elegance to your homes exterior. Depending on the season, multiple sessions may be done to capture the beauty of the landscape.





DRONE/AERIAL PHOTOGRAPHY

Drone photography helps to showcase your property and the surrounding area. Aerial work helps to enhance the visual experience and provides a unique perspective for potential buyers.





RMS/VIRTUAL STAGING/FLOORPLANS

When listing a home, we must use the Residential Measurement Standard (RMS) when measuring residential properties. This measurement standard helps consumers easily and accurately compare different types of residential properties. We provide virtual staging, can arrange professional staging, and 3D floorplans to help potential buyers more accurately visualize the home.



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



UPPER LEVEL FLOOR PLAN



LISTING COSTS

In a competitive market, having a real estate advisor who is knowledgeable and experienced is key.

Selling Costs

Professional Fee:	7%/3% + GST
Condo Docs:	\$250-\$700
Legal Fees:	\$800-\$3000+
RPR:	\$800+

Moving Costs, Contract Cancellations,
Penalty Payouts, Cleaning, etc.

Seller Questions

- How can we make this process a smoother and easier transition for you and/or your family?
- Is there any defects in the home?
- Are there any pets?
- How would you like to be informed of showing requests?
- Do you need recommendations on movers, cleaners etc?

RPR Check

- Is it signed?
- Is it stamped by the engineer?
- Does it have the compliance stamp?
- Are fences shown, A/C unit?
- Any pergolas attached to the home, decks or garage?

If any changes have been made to the property, a new RPR must be ordered.



Before you Move

- Supply us with your real estate lawyer.
- Make an appointment with your lawyer to secure a time to sign all closing documents.
- Call the city and cancel your taxes for possession date.
- Cancel insurance on day of possession.
- Cancel all utilities and security services on day of closing.
- Please leave any manuals, extra supplies such as paint or tiles, for the new owners.
- Leave all keys and remotes on the counter or in a drawer.
- Leave directions for the mailbox and any instructions on how to find it.
- Notify the post office of your change of address.
- Update your driver's licence and/or bank.



LISTING PREPERATION

KITCHEN & BATHS

- Wipe counters & cabinet doors
- Clean backsplash
- Shine appliances & sink
- Clean hood-range
- Clean microwave inside/out
- Dust on top of fridge & light fixture
- Clean Mirror & light bar
- Clean toilet inside & out
- Clean shower and/or bathtub
- Check exhaust fan
- Clean walls & baseboards

DOORS & WINDOWS

- Functional latches, handles & locks
- Screens repaired/replaced
- Sills cleaned/painted
- Frames painted if required
- Door painted if required
- Curtains open for daylight

FLOORS & WALLS

- Area rugs cleaned
- Polishing if needed
- Painting if needed
- Chips, cracks, holes repaired
- Dirt, fingertips and other stains cleaned

EXTERIOR

- Toys picked up
- Garage tidy
- Lawn mowed/snow shovelled
- Front exterior clean & inviting

MISC.

- Closets organized
- Removal of personal photos
- Decluttered
- Shoes organized and out of the way
- All manuals/remotes accessible for buyers



