

MEETING YOUR NEEDS

When it comes to selling your home, you will likely want the same things as most owners: the highest price and the best terms, including completion and possession dates that work for you. Other things may also be important to you, like finding a good buyer who will care for your home the way you did. I will work with you and do everything I can to help you achieve your goals with the least amount of stress and inconvenience possible. My aim is to protect your interests and make sure that you are making informed decisions.

What Can I Do For You?

Our first step will be to sit down and review your plans. I will take all the time you need and listen carefully to ensure that I have a good understanding of your requirements.

Preparing Your Home

Over the years, I have worked with hundreds of buyers to help them find the right home. I will be happy to share my understanding of what buyers pay attention to and what is most important to them.



As we go through your home I will make suggestions about what you might do to maximize its appeal to buyers while minimizing the cost for you.

Pricing Your Home

I will take time and care to prepare a Comparative Market Analysis for you, including examples of properties similar to yours that are actively listed for sale, homes that have already sold in your area and sales statistics for your location.

I will review this information with you to give you a clear picture of current market conditions. Together we can establish what you might reasonably expect to aim for and what our best approach will be to achieve your personal goals. I will explain my comprehensive marketing strategy, spell out all of the costs involved in selling your home, review all the documents you will need to sign and help prepare you for the road ahead.

GETTING YOUR HOME SOLD

Once your home is listed, I will personally be there for all showings. I will continuously update you on the response to your listing and keep you informed of buyer and REALTOR® feedback. I will always be available to answer any questions you may have.

I will meet with you to review all offers, and then negotiate on your behalf to get you the best price, together with terms that will meet your needs and protect your interests. Once you have accepted an offer, I will work diligently to ensure that all conditions are removed and your home is sold firm. I will then work with you through all the steps until the day you hand over the keys.

LET'S GET STARTED

It takes time to do an evaluation and make a plan for you. You will need time to prepare your home for sale, and I will need time to put my marketing plan in place. So the sooner we get started the better.

I would appreciate the opportunity to prepare an evaluation of your home and to present my marketing plan to you.

BUYING A HOME

Whether you are trading up, downsizing or a first time buyer, I will be delighted to help you find and purchase your next home. Ask about my 'Home Buyers Package'.

CALL ME TODAY FOR YOUR NO-PRESSURE, NO-OBLIGATION CONSULTATION.

I PROMISE TO BE THERE IN PERSON FROM BEGINNING TO END!



SEAN HOLDEN

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RE/MAX Select Realty

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choosing
SEAN HOLDEN
as your REALTOR®



Almost any home will sell if it is priced right. The price your home sells for, how quickly it sells and how little stress you experience in the process can be strongly influenced by the decisions you make when choosing a REALTOR®.

SEAN HOLDEN
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**Time to Sell?
Looking to Buy?**

Call, and I will be there for you in person from beginning to end.

SEAN HOLDEN - REAL ESTATE QUALIFICATIONS

Real Estate Representative Licence since 2001
(licensing level required to sell real estate in BC).

Associate Brokers Licence since 2006 (a higher level of licensing requiring a more advanced level of real estate education. This level of licensing is required to run a real estate brokerage).

Keeping up to date through **continuing education** with annual real estate and legal update courses.

EXPERIENCE

While an enthusiastic new REALTOR® can do a great job, it's hard to beat the extensive practical experience that those of us who have been in the business longer can bring. I have sold hundreds of homes since I joined RE/MAX® in 2000. My achievements have been recognized in the RE/MAX® Hall Of Fame and through other peer awards recognizing top performing REALTORS®.

Having lived in Vancouver since 1980, my knowledge of the area, combined with my experience and understanding of the requirements of buying and selling homes, makes the process a success when you are ready to sell.

The business of selling real estate is challenging, expensive to run and a lot of hard work. So it is not surprising that a large percentage of all real estate sales are made by a very small percentage of all REALTORS®. Make sure you hire a full time REALTOR® and not someone with a day job!



PEOPLE SKILLS

Choosing the right REALTOR® should be a 'personality contest'. There are many types of REALTOR® to choose from. It is so important to choose a REALTOR® who is a good fit for you. I take a very personal interest in my clients, and my life experience allows me to better appreciate your unique circumstances. I am a 'people' person and you can rely on me to maintain a sense of humor and upbeat attitude even at the most stressful times in the sales process.

Patience, fairness and integrity have created my established reputation with my peers. The trust and respect of other REALTORS® and their buyers is invaluable when selling your home.

I offer an upfront and personable approach based on a thorough knowledge of the Vancouver market, a strong work ethic, my obsession with personal service and a total commitment to you, my client.

COMMUNICATION

The buying public has become increasingly tech savvy, so a good Marketing Plan must address the demands of today's buyers for access to information. I have always had a keen interest in technology and appreciate the need for a good internet presence, professional photographs and floor plans.

I will provide you, potential buyers and their REALTORS® easy access to listing information and immediate responses to inquiries by email, cell phone and text messaging, which are critical in today's market.



LESS IS MORE

Have a look at active and sold listings on REALTOR® websites. A large number of active listings can be mistaken for a successful REALTOR®. I prefer to have fewer active and more sold listings as my mandate is to get your home sold, not just to list it on MLS®.

Many 'top producing' REALTORS® claim a large share of sales; however, the high sales they claim may be the aggregate of members of their 'team'. If you hire Sean Holden, you will be dealing with me directly; I will be at all showings and open houses. I will answer all REALTOR® and buyer inquiries. Unlike assistants who can show your home but may be limited in how they can respond to inquiries, I will be selling your home not just showing it when I respond to inquiries or take buyers through.

RE/MAX® BRANDING AND IDENTITY

No other real estate organization has the level of brand recognition of RE/MAX®. The trusted brand draws buyers to your home with the expectation of a quality listing.

RE/MAX® is the No. 1 selling real estate organization in Canada. At RE/MAX® we do more advertising and promotion than all other real estate companies in Canada combined!



PAST CLIENTS

My success as a REALTOR® is largely due to the loyalty and trust of past clients. I am most thankful for the repeat business and referrals to acquaintances, friends and family. The many kind words from satisfied clients means so much to me.

I would be happy to share testimonials with you or introduce you to past clients if you would like a reference.

SEAN HOLDEN



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