

BURLINGTON - HAMILTON AREA

Buy Sell with Confidence



Lou VOLK **

Alison WALSH *

Ed WALSH *

Dan DICECCA *

Buying & Selling Services



Top 1% Internationally!
2006, 2007, 2008, 2009, 2010

*One of 680 Recipients from 90,000+ Re/Max Agents World Wide



Escarpment Realty Inc, Brokerage.
Each office independently owned & operated.
3185 Walker's Line Burlington, ON
Branch Office

Call the Walsh & Volk Team
905-332-2207

homeinfo@walshandvolk.com



Some conditions apply

Visit WalshandVolk.com

WHAT WE DO FOR OUR BUYERS

FIRST STAGE

Before the Search for a Home

1. A BUYER CONSULTATION

We will have an in-depth knowledge of your needs, wants and desires. We'll also outline the steps to buying a home in today's market, so you shop for your home with confidence.

2. REVIEW YOUR MORTGAGE QUALIFICATIONS

One-stop mortgage shopping. You'll get the best interest rate and mortgage features at no cost to you.

3. COMPREHENSIVE SEARCH

You will receive full details on only those homes that meet with your needs, wants and desires from ALL real estate companies.

During the Search Process

4. RECEIVE DAILY UPDATES

You will be sent daily, by email, all the new listings with full details along with pictures and virtual tours (if available) that meet with your buyer's criteria questionnaire.

5. SHOW YOU HOMES ON THE MARKET SEVEN DAYS-A-WEEK

We will accommodate your schedule to show you homes you want to see, from any real estate company.

SECOND STAGE

When it is Time to Submit an Offer of Purchase and Sale

6. REVIEW COMPARABLE HOMES SOLD

Before you buy, we will show you the recent sold prices and details for homes similar to the one you want to buy, to ensure you will not knowingly over pay.

7. PREPARE THE OFFER OF PURCHASE AND SALE

We insert clauses into the "Offer to Purchase" contract that protect your interests. Then read and review it with you, so you understand it completely with no surprises.

8. PRESENT AND NEGOTIATE THE OFFER

We work for YOU, with your best interest in mind! We represent your interests in front of the Seller and negotiate the best price and terms that suite your needs. We are trained negotiators!

9. GUIDE YOU THROUGH THE NEGOTIATION PROCESS.

Some negotiations can be long and complex. We understand the process and can advise you as to the best course of action.



**"Ranked Highest in
Customer Satisfaction"**



Dan DiCecca Cell: 905-220-1542

ADDITIONAL EXPERTISE FOR BUYERS

THIRD STAGE

When the Offer of Purchase and Sale Has Been Accepted

10. DETAILED MANAGEMENT OF SALES AND PURCHASE AGREEMENT

Our staff will ensure all clauses and conditions in the offer will be executed properly on your behalf.

11. ARRANGE FOR BUILDING INSPECTION OF YOUR HOME

We will make all arrangements and will provide you the names of three Inspectors for your to call and then choose one. We'll do the rest. All you need to do is show up.

12. FORWARD ALL PAPERWORK

We make sure all documents required to complete your purchase will be sent out on your behalf to lawyers, mortgage officers and banks.

FINAL STAGE

After the Sold Sign Goes Up

13. BOOK YOUR DATE WITH OUR MOVING TRUCK - IT'S FREE

No Insurance - No Mileage - No Rental Fee. You pay only for gas. Local moves in 100KM radius of Burlington.

14. AFTER THE DEAL WE ARE AVAILABLE 24/7

To answer any questions or concerns. You get a smooth processed closing.

15. SET UP ADDITIONAL VISITS TO YOUR NEW HOME

We secure the opportunity for you to visit the home prior to closing. You can review and take measurements and ensure your new home is intact.



Accredited Buyer Representation

FIRST - TIME BUYERS

Complete step-by-step program that details all aspects of the buying process and an in-depth analysis of all costs associated with a home purchase, insuring the Buyers affordability. No surprise guarantee!



Certified Luxury Home Marketing Specialist

EXECUTIVE HOMES

Your dream home is important to us! We want to help those dreams come true. When buying, we take extra care to detail aspects of executive homes that we know you will want to know.



Senior Real Estate Specialist

MATURE REAL ESTATE CLIENTS

We have the expertise to counsel client's age 50-plus through major financial and lifestyle transitions involved in relocating, refinancing or selling the family home.



COUNTRY LIVING

The search for many Buyers' dreams of living in peaceful surroundings "in the country" is ever present. It takes special knowledge and expertise to provide the Buyer and Seller with a fair risk-free agreement. Call us first!

TOWNHOMES & CONDOS (FREEHOLD AS WELL)



The search for many Buyers' dreams of living in peaceful surroundings "in the country" is ever present. It takes special knowledge and expertise to provide the Buyer and Seller with a fair risk-free agreement. Call us first!

Ed Walsh Cell: 905-330-7622

WHAT WE DO FOR OUR SELLERS



The Walsh & Volk Team

Re/Max Branch Office

3185 Walker's Line, Burlington
(2 blocks north of Dundas)

24/7 Online Open House

EXPOSURE



www.walshandvolk.com

www.realtor.ca

www.remax.ca

www.venturehomes.ca

www.twitter.com/walshvolkremax

www.facebook.com/walshandvolkremax

www.openhouse.ca

Our Guaranteed Homeselling System

Benefit #1 - Detailed and expert (true) evaluation* of your home reflecting current market conditions that helps you make a wise decision and ensures your home to be **SOLD**.

*Lou is a Registered Market Value Appraiser

Benefit #2 - Home Staging performed by GET SOLD STAGING CO., a Certified Staging Professional, ensures remarkable results for the quickest route to **SOLD**.

Benefit #3 - Professional presentation of your home with professional photos, floor plans and virtual tours for maximum impact to get you **SOLD**.

Benefit #4 - Comprehensive marketing program that gives wide media exposure and covers all the bases, promoting your home 24/7 until **SOLD**.

Benefit #5 - Full time client support services for detailed transaction management and superior assistance throughout your move! Even after you are **SOLD**.

Benefit #6 - Four full time sales people available & constantly working to find buyers for your home to ensure top **SOLD** dollar.

Benefit #7 - Nobody negotiates tougher for you! We never leave **MONEY** on the table when we get your home **SOLD**.

Benefit #8 - Nothing gets results like experience! We have more than 20+ years in every kind of market and hundreds of strategies to get your home **SOLD**.



*some conditions apply

FREE Use of Moving Truck

Alison Walsh Cell: 905-512-5245

ALL THIS AT COMPETITIVE RATES

Marketing Activities Performed to Get Your Home Sold Faster and for Top Dollar

BACK TO BASICS

- Expert appraisal of your home and property
- Real Estate market review
- Professional photography of your entire home and property
- Home staging performed by GET SOLD STAGING CO. Professionals
- Home consultation and recommendations to improve your SOLD price
- Lockbox installed on your front door for showing convenience

SIGNAGE

- Highly visible lawn signs installed
- Pointer signs on side streets (if allowed)
- Directional signs to your property (if allowed)

MOBILE WEBSITE

- Your home with full description & pictures displayed on smart phones
- Buyers retrieve at curbside
- Walsh and Volk Team notified with Buyer's cell phone number to follow up



INTERNET MARKETING & SUPPORT

- Listing on Hamilton/Burlington Real Estate Boards
- Listing on Oakville/Milton Real Estate Board for Toronto coverage
- Listings uploaded to www.MLS.ca now known as www.realtor.ca
- Listings uploaded to www.WalshandVolk.com
- Listings uploaded to Venture Homes website
- Listings uploaded to www.kijiji.ca
- Listings uploaded to www.craigslist.org
- Pictures, floor plans / virtual tours highlighting the important selling features of your home.
- House floor plans created for virtual tour

PRINTING & ADVERTISING

- Custom feature sheets created and delivered for placement in your home
- Custom posterboard created for viewing by walk by traffic at Remax office at Itabashi Way
- "Feature Homes" box outside our Walkers Line Presentation Centre
- Direct Mail campaign to notify Burlington with current listings featured

OPEN HOUSE

- Details of open house uploaded to www.openhouse.ca & www.walshandvolk.com
- Agent open house promotion
- Public open house promotion as required

FOLLOW-UP

- Follow-up every lead from visitors to our websites
- Follow-up every lead from users of the mobile website on For Sale signs
- Follow-up every lead from advertising inquires
- Follow-up with every showing agent to receive feedback
- Email follow-up to buyer agents who show your home
- Provide feedback to clients to keep you informed
- Twice a month market review to evaluate sale-ability

EXPERT NEGOTIATIONS

- Our goal is to leave no money on the table!



Lou Volk Cell: 905-515-4886

MEET THE TEAM

Walsh & Volk Team

**Lou
VOLK**

Broker



**Alison
WALSH**

Sales
Representative

Together We Serve You Better!

Alison and Lou have built a reputation for dedicated service and quality results throughout each of their 20+ years of business in the Real Estate industry. Thousands of people have come in contact with them over the years and many can attest to their honest and straight forward approach. They are guided by common sense thinking and a keen understanding of people.



Ed WALSH Sales
Representative

Ed has many years of business experience in a highly competitive environment. His business knowledge and people skills are an invaluable asset to our team. With Ed on your side you're always a winner.

Dan DiCECCA* Sales
Representative

Dan combines enthusiasm, intelligence, professionalism and high energy. He will more than fulfill your Real Estate expectations. Dan's extensive background in sales / management will provide insights that will guide you through your Real Estate transactions with ease.



The Walsh & Volk Team Accreditations



Certified Staging Professional
since 2009



Million Dollar Guild
since 2008



Certified Luxury Home Marketing Specialist
since 2008



Member of Institute for Luxury Homes
since 2007



Accredited Buyer Representation



Senior Real Estate Specialist

Visit WalshandVolk.com

ON THE LEADING EDGE

22nd Century Real Estate Marketing

The W & V Team's internet dominance is part of a marketing strategy the team leaders, Alison and Lou hatched following a workshop they attended which emphasized the growing importance of social media on the World Wide Web.

W & V Team embraced the concepts and has gone full force marketing homes using all major internet social opportunities from Facebook to YouTube, blogging and Twitter.

Thanks to the burgeoning popularity of videos and broadband resources, the W & V Team are posting on the internet everything from inside tours of homes, neighborhood tours, How To Videos, client testimonials videos and interviews with professionals in the real estate industry, building inspectors, real estate lawyers and mortgage brokers.



facebook.com/walshandvolkremax



twitter.com/walshvolkremax

LinkedIn

Search for us on Linked In.



You Tube

youtube.com/walshandvolkteam

HOME EVALUATIONS FREE!

 **Walsh & Volk Team**
Buzz-y Selling Homes!

 **Ed Walsh**  **Dan DiCicca**  **Lou Volk**  **Alison Walsh**

Call Walsh & Volk Team to Buy & Sell!
905-332-2207

Call Today to Schedule a Free Home Evaluation
We'll show you how we can help you sell your home for more money and buy your home for less money.
We'll show you how we can help you buy your home for less money and sell your home for more money.
We'll show you how we can help you buy your home for less money and sell your home for more money.
We'll show you how we can help you buy your home for less money and sell your home for more money.

CLIP THIS AD AND SAVE \$500

Call Today

SERVICE AREAS

Here's what people are saying about us

"Our experience with The Walsh and Volk Team from beginning to end was **exceptional**, they are a **dynamic** team -1#."

-Laurie & James

"The Walsh and Volk Team have an **incredible marketing program**. I felt as if I was taking part in a television production with my home as the star. GET SOLD STAGING, took me through each room and pointed out what could be done so my house would "show" at it's best. Lou brought their truck over and helped me get rid of junk from the garage. **Now, that is service!** Curtis arrived to photograph the house for the virtual tour that showed so well on the internet site! The For Sale sign had a phone number for a 24 hour recording of the homes' features selling points. Imagine my **pleasant surprise** when I learned that not one but six people had put in offers to purchase my home."

-P. Wilcox

"Your **professionalism, knowledge and experience** were evident from our first meeting. Most important to me was your **understanding and integrity**. You always **promptly** returned my phone calls and your dedication made me feel that I was your most important client. Due to your efforts, **MY HOME SOLD VERY QUICKLY.**"

-Laurie

CITIES WE SERVICE



FREE*

use of our moving truck when you buy or sell a house with

*Some conditions apply.

The Walsh & Volk Team

Definitely intended to solicit Homeowners and Homebuyers, *but not those currently under contract.*