



SELLING A HOME?

# Let us do all the hard work.

Whether you're moving into a new home or out of state, you have enough to worry about.

We have a full service listing program that includes working with a professional home stager and premiere advertising on seven websites. All of this leads to short market time and top dollar for your home!

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## HERE AT FOX HOMES, WE DO THINGS A LITTLE DIFFERENTLY.

Fox Homes is uniquely equipped to get your home sold through experienced preparation and marketing. Our design and construction background give you all the tools you need to prepare your home for top market value and a quick sale. Our relationship and TV series with HGTV gives our company and your listing maximum exposure throughout the Twin Cities and on a national level. We have a full staff ensuring that our social media and premium online listings are always effective in getting your home sold quickly. We look forward to providing you with a full service experience that gets your home sold and helps you move on to your next steps!

### CONNECT

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FOX REALTY

# Seller FAQs



## 1 / What is my home worth?

After the initial walkthrough, we'll be able to take all the information about your home and search comparable properties {Active, Pending and Sold} to come up with an adequate market value. It takes a lot of information to come up with home values that we wouldn't know without walking through your home first.

## 2 / How will my property be marketed?

Our agents are highly trained to market your property. We utilize our branding in the For Sale sign that will be installed on your property, digital advertising, professional media and photos and paid social media.

## 3 / What should we expect during the buyers inspection?

Typically buyers will ask sellers to repair items found to be hazardous or health and safety items.

## 4 / What does it mean when an offer is contingent on inspection or the sale of their home?

When a buyer writes an offer on your home 'contingent' on inspection, it means that the buyers have 'X' amount of days {written in the purchase agreement} to have your home inspected. During this period, they have the opportunity to ask you as the buyer to make repairs or concede in price for repairs. After the 'X' days and negotiations have concluded, if any, the contingency is removed and the purchase agreement is in place. When a buyer writes an offer contingent on the sale of their home it means that they need to sell their current home or be under contract in order to buy your home. These closings typically happen on the same day.

## 5 / How do buyers gain access to our property for showings?

A lockbox will be placed on your house prior to listing. The code to the lock box will only be granted to those with MLS access (buyers agents, inspectors and appraisers) These showings will be scheduled on a system called ShowingTime and all showings get scheduled and approved by you through your preference of text message or email.

## 6 / How does an appraisal affect me as a seller?

An appraisal reflects the market value price of your property, allowing banks to know if they are lending on a property 'worth' the price a buyer offered. Taking into consideration high and over list price offers is important to navigate because we as agents need to ensure the property will appraise for that amount. If the appraisal comes in lower than the offer price, the buyers typically will need to come to an agreement with you as the seller on a fair market value price. If this occurs, we will help you navigate the negotiations with the buyers.

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