

# The Nick Carter Team Marketing Plan

A home remains the valuable commodity you have—and modern times have made it increasingly difficult to receive far value in return for your property. That’s where I step in with my all-inclusive marketing plan.

## What the Nick Carter Team Does for You:

- ANSWERS THE PHONE—(302) 228-NICK (6425)
- Advertises ALL properties WEEKLY UNTIL SOLD
- Circulates a detailed color photo fact sheet to all Realtors®
- Advertises the property on multiple online outlets
- Advertises weekly in local newspapers & publications
- Creates a video tour of your home—available on all websites
- Creates and audio description to be heard on AM radio via TALKING HOUSE
- Always carries at least 40 listings, ensuring priority
- Submits property to 34,000 Realtors® via Multiple Listing Service (MLS)
- Displays a “For Sale” sign and brochure box prominently in your yard
- Conducts agent’s open house tours
- Provides 1 year Home Warranty Plan
- Arranges and follows up on all showings
- Provides 1031 exchange information to buyers and sellers
- Creates investment analysis for buyers
- Establishes a fair market value
- Conducts MONTHLY OPEN HOUSES
- Qualifies buyers
- Negotiates with buyer and buyers’ agents
- Represents YOU the seller
- Responds to ALL inquiries
- Carefully reviews each offer and advises you on counter offers
- Carries Errors and Omissions Insurance
- Accompanies buyers on showings
- Evaluates property on improvements
- Coordinates inspections, surveyors, and lenders
- Interfaces with settlement attorney

Each property I represent follows a detailed marketing checklist which can be found on my website.