



BUYING SOUTHERN GEORGIAN BAY REAL ESTATE

RICK CROUCH - BROKER, ABR (Accredited Buyer Representative)

As a real estate Broker & Market Value Appraiser-Residential (MVA) I may be in the real estate profession but more specifically I am in the **"Lifestyle Business."** With almost 20 years of experience my client's real estate needs, goals and objectives are for the most part driven by changes in their lifestyles be it family, work, health, financial or other life changing circumstances and or needs.

WHAT'S IMPORTANT TO SELLERS

- When buying a home or other property, Buyers want a REALTOR® that meets or exceeds their expectations & needs as follows:
- A REALTOR® with thorough knowledge of the current market, available properties, pricing & other conditions relevant to the buying process
- A REALTOR® that is professional, diligent, enthusiastic & committed to getting the job done.
- A REALTOR® that listens, understands & responds to your personal & financial needs no matter how long it takes.
- A REALTOR® that is knowledgeable about construction, renovation, zoning & other issues as they relate to your purchasing needs.
- A REALTOR® that will negotiate your purchase for the best price & the best possible terms.
- A REALTOR® that will advise you about your legal, financial & other options when it comes to submitting an offer to purchase.

WHAT RICK CROUCH DELIVERS

- Buying real estate may be your greatest purchase. I am committed to managing your buying process to save you time, stress & money
- I will consult with you to determine what type of property best suits your needs, location, budget and other criteria upon how you wish to base your decisions.
- I will explain the various types of "Agency" & as your REALTOR® what is owed to you including the utmost care, confidentiality & loyalty.
- I will screen available properties in order to make certain the subject properties fit your budget and overall needs.
- I will guide you through property viewings showing you features you may not have seen & pointing out problems if they exist.
- I will recommend & secure expert help such as home inspectors, contractors, accountants, lawyers & others as required.

- A REALTOR® that as a result of all the above, earns your trust, respect & your business.



- I will prepare a detailed market analysis to recommend a competitive offer price for the property you decide to purchase.

- I will manage all of the purchase document & other paperwork taking care of the myriad of details & legal issues so you don't have to.

As a top producing REALTOR® with Royal LePAGE Locations North, my success has been derived from successfully listing & selling area properties & obtaining exceptional results for their satisfied owners.

I am one of a select few that has attained and maintains my "MVA" accreditation (Market Value Appraiser - Residential). While an innovative & aggressive marketing campaign is the utmost of importance, those initiatives will fail to sell your property if it is not priced correctly to current market conditions attracting the interest of potential Buyers

With offices in Collingwood, Meaford, Thornbury, Wasaga Beach and Creemore, Royal LePAGE Locations North has become the area's largest real estate Brokerage with annual property sales totalling over \$280 million in 2018 Our commanding market presence locally along with a network of over 18,000 Royal LePAGE REALTORS® across Canada, a strong national advertising campaign & brand presence, makes myself & Royal LePAGE Locations North your best choice for selling your residential, recreational or commercial real estate.

I am dedicated to becoming your trusted advisor by combining my practical skills, knowledge & experience to ensure that you will:

- **Be Informed** - with current and accurate market information.
- **Be Conscientiously Represented**- legally, ethically & confidentially.
- **Be 100% Satisfied** - with your experience.

After fulfilling everything that I have outlined herein, my ultimate goal is for you to:



www.rickcrouch.realtor

Direct: 705-443-1037

rickcrouch@propertycollingwood.com

