

BUYING SOUTHERN GEORGIAN BAY REAL ESTATE

Helping YOU To Achieve An Exceptional Life!

As a real estate Broker, Accredited Buyer Representative (ABR) and Market Value Appraiser-Residential (MVA), my role is to act as your **"Guide"** *providing you with clarity and a thorough understanding helping you to navigate through today's changing and complex market.* With over 20 years of experience my client's real estate needs, goals and objectives are for the most part driven by changes in their lifestyles including family, work, health, financial or other circumstances and needs.

THE ROAD TO PROPERTY OWNERSHIP

- 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.

HOW I GUIDE YOU TO SUCCESS

- 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 the purchase documents & other paperwork taking care of the myriad of details & legal issues so you don't have to.

As a licensed Broker with **SOTHEBY'S INTERNATIONAL REALTY CANADA** my success has been derived from successfully listing & selling area properties & obtaining exceptional results for their satisfied owners.

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. I am one of a select few that has attained and maintains my "MVA" accreditation (Market Value Appraiser - Residential).

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.

My ultimate goal is for your real estate BUYING experience to be worry and stress free with a degree of satisfaction helping YOU along the road to an Exceptional Life!



**RICK CROUCH - Broker,
Accredited Buyer Representative (ABR)
Market Value Appraiser Residential (MVA)**

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