

## **My Sellers Pledge to You**

When you list your home through me; as your Realtor.....

I Pledge the Listing and Sale will be handled with Professionalism and Expertise.  
How?

1. 25 Years Expertise as a Full Time Realtor.
2. I'll fully evaluate your property focusing on its best aspects for marketing.
3. Review all tax and special assessments, loan information, utility costs, history of the property and boundaries to obtain accurate information, thereby protecting your interests.
4. Provide information to you including the following:
  - An Individualized Marketing Program with specific steps I will take to market your home to Prospective Buyers
  - Aggressive On-Line and Print advertising program
  - A Comprehensive Marketing Report Showing Pricing, Comparables, etc
  - Highlight sheets: Either Interior Brochures or Interior & Exterior Box...
  - An Accurate Written Estimate of Closing Costs involved in selling your property.
5. Personally prepare all listing paperwork, take photos & upload to 2 MLS Services. Provide Seller guidance to the property to show & sell for the best price.
6. COMMUNICATE REGULARLY with you during the marketing process.
  - Notify you in advance of requests to show your house.
  - Provide you with a written copy of all documents you may sign.
  - Assist you through the entire listing, sale and closing process.

The sale of your Property at an Acceptable Price is my focus.

As a full-time Professional Realtor, I will find a qualified buyer with the highest possible price and in the least amount of time.

*Rick Shelps*

## Repeat Buyers Need to Act Fast to Capitalize on Expanded Tax Credit



RISMEDIA, January, 2010—By now it is well documented that today's affordable housing prices, historically low interest rates and federal home buyer tax credit have combined to create one of the most attractive first-time buyer markets in recent memory. What many Americans might not realize is that a recent expansion of the buyer **tax credit has created an equally desirable opportunity for existing Homeowners/Sellers.**

This past November, Congress elected to expand the home buyer tax credit to repeat Buyers/Sellers after seeing the success the temporary financial incentive had on the housing market and overall economy. **As a result, current homeowners who will have lived in their home for 5 consecutive years out of the last 8 may now be eligible to receive a \$6,500 tax credit.**

The expanded tax credit offers a great financial opportunity for existing homeowners, particularly those looking to trade up, Not only can you receive a large sum of money from the government, **you'll also likely purchase your next home for less money and at a lower interest rate than you could have in years past or years to come.**

**To qualify for the tax credit, the repeat Buyer/Seller must have signed a binding contract by April 30, 2010 and close on the home by June 30, 2010.** Tax credit eligibility is subject to income limits, \$125,000 for single buyers and \$225,000 for couples. In addition, the sale price of the home being purchased can not exceed \$800,000.

**There is no requirement that existing homeowners must have sold their home to be eligible for the \$6,500 tax credit. However, existing homeowners who want to benefit from this incentive to move quickly, particularly those who prefer to first sell their current home before purchasing a new one.**

**Typically, it takes three months or longer to sell a home.** That's why it is **critical repeat Buyers/Sellers put their home on the market right away.** Otherwise they might not leave themselves enough time to both secure a buyer for their current house and find a new home by the April 30 deadline.

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Courtesy of:

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**Expertise - Professionalism - Guidance**

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