

A Guide To Selling Your Home



Get To Know Brooklyn

How I Help You As A Realtor



Brooklyn Biggerstaff 

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I take great pride in helping others achieve their goals, cultivating trust, and investing in strong relationships. My goal as a Realtor is to help guide you in the Sale and/or Purchase of your home, while helping make the process go as seamless and stress-free as possible for you. I'm here to help, advise, and counsel – offer recommendations, provide data, as well as reassurance. Ultimately, I will be there to support you through one of the largest financial decisions you may make.

I enjoy what I do – it's fun! I like being there for people. I love building strong, genuine relationships and friendships with my clients based on trust and kindness.

As your trusted real estate advisor, you can be confident that working with me means I have your best interest in the forefront to make every step of your transaction not only smooth but fun too! I make it my priority to be all in for you.



All in, for you.™

My Team



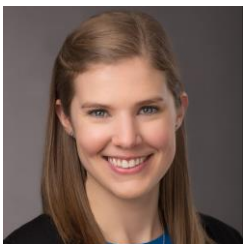
The Windermere North Difference

The Windermere North office is a family legacy of excellence and innovation for more than 30 years. The brokers and support staff who make up the office are as diverse as the community they serve. What we all have in common is a warm and friendly attitude, a desire to help one another succeed, and a better than average sense of humor. The level of support, the willingness to collaborate, the sense of family these all make Windermere North different from the typical real estate office. Whatever that special something is, people say they can feel it as soon as they walk in the door.



Michele Hagen, Licensed Assistant

Michele helps me help you! Many steps go into a successful listing or sale, and she is busy in the background helping me prepare and execute the successful results you are looking for. Her energy and enthusiasm bring great value to my clients' outcomes. My clients benefit from her efficiency and attentiveness to details



Megan Dalton, Transaction Coordinator

Megan's keen organizational skills in overseeing the technical details of your transaction creates a high level of communication every step of the way, from contract to closing. It is Megan's goal to help make your transaction as seamless as possible with clear calendar reminders and looping in all parties involved in your transaction so there are no surprises.



Linda Hauanio, Marketing Manager

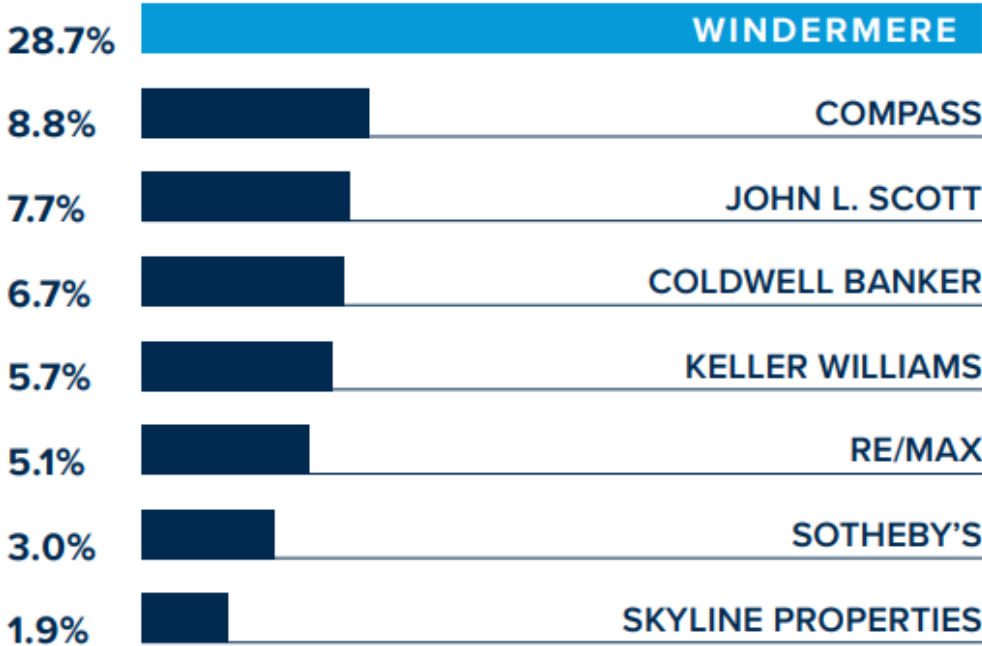
Linda helps me accomplish all things marketing for my clients. She develops high quality pieces to help showcase the features and benefits of your home. She assists in the production and execution of informational marketing, which helps keep my clients informed. Her assistance enables me to be focused on my most important role—taking care of you while you buy or sell your home.

WINDERMERE GIVES SELLERS

The Competitive Edge

When listing a home for sale, sellers represented by Windermere are far more likely to receive multiple offers.

Happy Sellers (receiving multiple offers)



Sellers choosing Windermere increase their odds of receiving multiple offers and maximizing their sale price because:

- Windermere brokers understand which home improvements and preparation strategies will make the seller's home stand above its competition
- Windermere listing brokers enhance the buyer experience by utilizing stunning photography and staging and by offering a seller-provided inspection report
- Other brokers in the market understand that Windermere listings are priced correctly, market ready and professionally represented

windermere.com

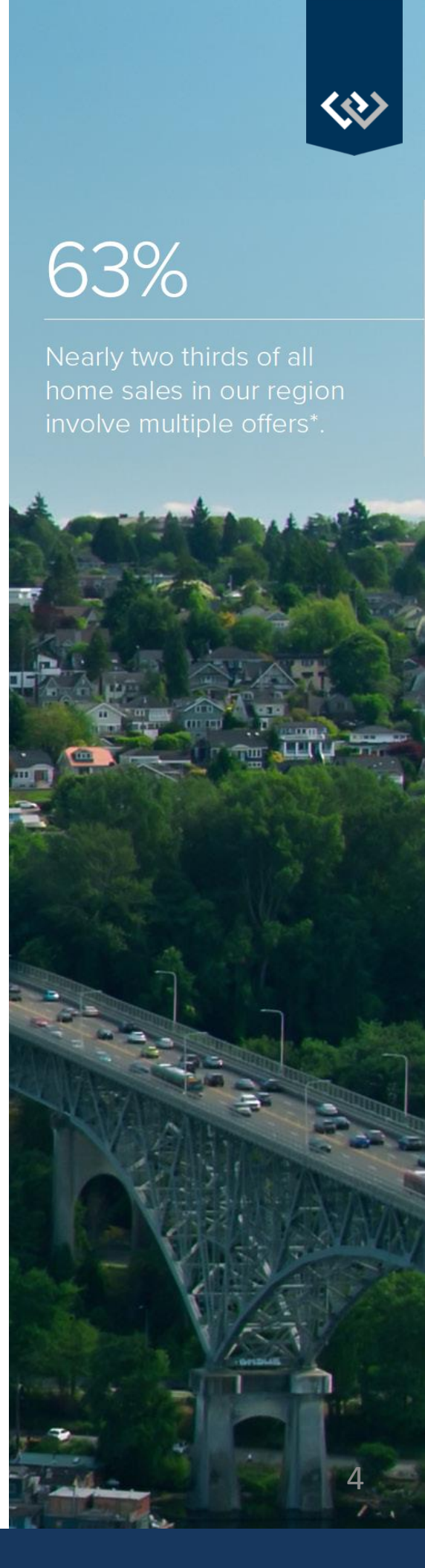
* Multiple offers are factored based on residential home sales that close above original list price.

** Market share data reflects 2021 sales of Seattle and Eastside single family homes.

Information gathered from but not verified by NWMLS.

63%

Nearly two thirds of all home sales in our region involve multiple offers*.



Windermere North

Beats The Market + Impact of SOC



SNOHOMISH COUNTY (RESIDENTIAL) 2021

	Days on Market	Original List Price to Sales Price Ratio	Average Sales Price
Windermere Real Estate/North	6	109%	\$842,000
Market	11	106%	\$732,000

› We Sell Homes Faster With A Higher Return ‹

KING COUNTY (RESIDENTIAL) 2021

	Days on Market	Original List Price to Sales Price Ratio	Average Sales Price
Windermere Real Estate/North	8	109%	\$1,124,000
Market	14	105%	\$1,066,000

Selling Office Commission Can Affect
Selling Price And Market Time

SOUTH SNOHOMISH COUNTY (RESIDENTIAL) 2021

	Days on Market	Original List Price to Sales Price Ratio
3%	9	108%
2.5%	10	107%

Information is provided by Windermere using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold in 2021.



How I Help

Sell Your Home

Helping to find a buyer for your home is only one facet of my job. Below is an overview of my services and how they benefit you.

MY SERVICES

- › Explain basic real estate principles and paperwork
- › Do a Comparative Market Analysis (CMA) to help determine your home's value
- › Help determine the right selling price
- › Assist you in preparing your home for sale
- › Market your home to buyers and other agents
- › List your home on Realtor.com, Windermere.com and other real estate websites
- › Keep you up-to-date on current market activity, as well as comments from potential buyers and agents about your home
- › Assist you with the purchase and sale agreement
- › Negotiate with buyers and their agents on your behalf
- › Track contingencies and ensure contract deadlines are met
- › Work with the escrow company to ensure all documents are in order and on time

YOUR BENEFITS

- › Be more likely to get the highest return on your investment
- › Decrease your days on market
- › Understand all the terms, processes and paperwork involved
- › Have exposure to more buyers and agents with qualified buyers
- › Have current market information to make informed decisions
- › Have a skilled negotiator on your side
- › Have peace of mind that the details are being handled

Start To Finish Services



My Involvement Throughout The Process

PRICE

- Provide market overview
- Produce comparative market analysis
- Design price strategy
- Help determine inclusions & exclusions

REPAIRS & UPGRADES

- Recommend improvements & repairs to increase value
- Provide staging guidance
- Concierge Services

SAFETY

- Install lockbox for controlled access
- Document all showing activity
- Make safety & anti-theft recommendations

MARKETING

- Design & implement marketing plan
- Hire professional photographer
- Sign Installation
- Discuss inspection options
- Input home into MLS system
- Coordinate and host public open houses
- Video marketing
- Syndicate websites
- Post on social media
- Send email blast to realtors & industry professionals
- Run print advertising
- Promote your new listing within office

CONTRACTS

- Explain contract to buy & sell
- Explain listing agreement
- Explain required disclosure documents
- Review & explain closing documents
- Explain title & escrow process
- Assemble H.O.A. documents
- Obtain owners & encumbrance report
- Obtain & review buyer's qualification letter

COMMUNICATION

- Conduct pre-listing interview
- Support inspection & appraisal process
- Explain closing procedure
- Schedule & manage vendors
- Qualify buyers
- Guide through TRID requirements
- Track due diligence deadlines
- Provide showing feedback
- Coordinate with:
 - Lenders & Appraisers
 - Inspectors
 - Title Company

NEGOTIATION

- Price
- Inspection resolution
- Appraisal resolution
- Title resolution
- Multiple offers
- Seller concessions
- Earnest money
- Inclusions & exclusions
- Manage sale contingencies
- Closing & possession date



Timing The Market

A commonly asked question is, “Is there a best time to put your home on the market?”

The answer is “Yes.” The best time to market your home is exactly when you are ready.

What is important is to have a good game plan and time for preparation. When you are ready, I will be there to assist you with information that will help you get the greatest return on your investment.

Let’s talk about your personal goals and current market conditions to determine when the time is right for you.

I WILL

DETERMINE HOW MUCH YOUR HOME IS WORTH

PROVIDE INFORMATION ON MARKET CONDITIONS

PREPARE YOUR HOME FOR SHOWINGS AND FOR SELLING



Properly preparing your home for sale is one of the best ways to make a favorable impression that will help it sell more quickly and for the best price. I can help you stage your home or refer you to an accredited staging professional. But there are a lot of things you can do yourself, both before and during showings, to improve its appeal.

Together we will inspect your home with the thoughtful and critical eyes of a buyer.

BEFORE SHOWINGS

- Turn on all interior lights, even during the day, and exterior lights at night.
- Make the temperature comfortable—approximately 69 degrees.
- Keep pets in a separate area, and change litter boxes daily.
- Put money and other valuables out of sight.
- Keep curtains, drapes and shades open.
- Open all doors inside the home, except closets.

DURING SHOWINGS

- A buyer will likely spend more time previewing your home if you're not there.
- Don't precede or follow potential buyers through your home.
- Let the buyers agent show and sell your home.

Here's a checklist to help you identify areas in your home that may need improvement in order to make the best impression on potential buyers.

ENTRY, LIVING, DINING, FAMILY ROOMS

- Traffic Patterns
- Furniture Arrangement
- Window Coverings
- Fireplace
- Floors/Carpet
- Walls & Ceilings

KITCHEN

- Countertops
- Cabinets—Exterior & Interior
- Appliances
- Faucets & Sinks
- Floor
- Walls & Ceiling

BATHROOM(S)

- Tub
- Shower Enclosure
- Tile & Grout
- Sinks & Counters
- Toilet
- Faucets
- Floor
- Walls & Ceiling

BEDROOM(S)

- Traffic Patterns
- Furniture Arrangement
- Window Coverings
- Closets
- Floor/Carpet
- Walls & Ceiling

YARD

- Lawn
- Hedges & Shrubs
- Flower Beds
- Fences & Gates
- Walks & Driveways

HOME EXTERIOR

- Paint
- Trim Paint
- Porches, Decks, Railings
- Brickwork
- Siding
- Front Door
- Roof

BASEMENT

- Stairway
- Floor
- Storage Areas
- Finished Areas
- Windows & Window Coverings

GARAGE

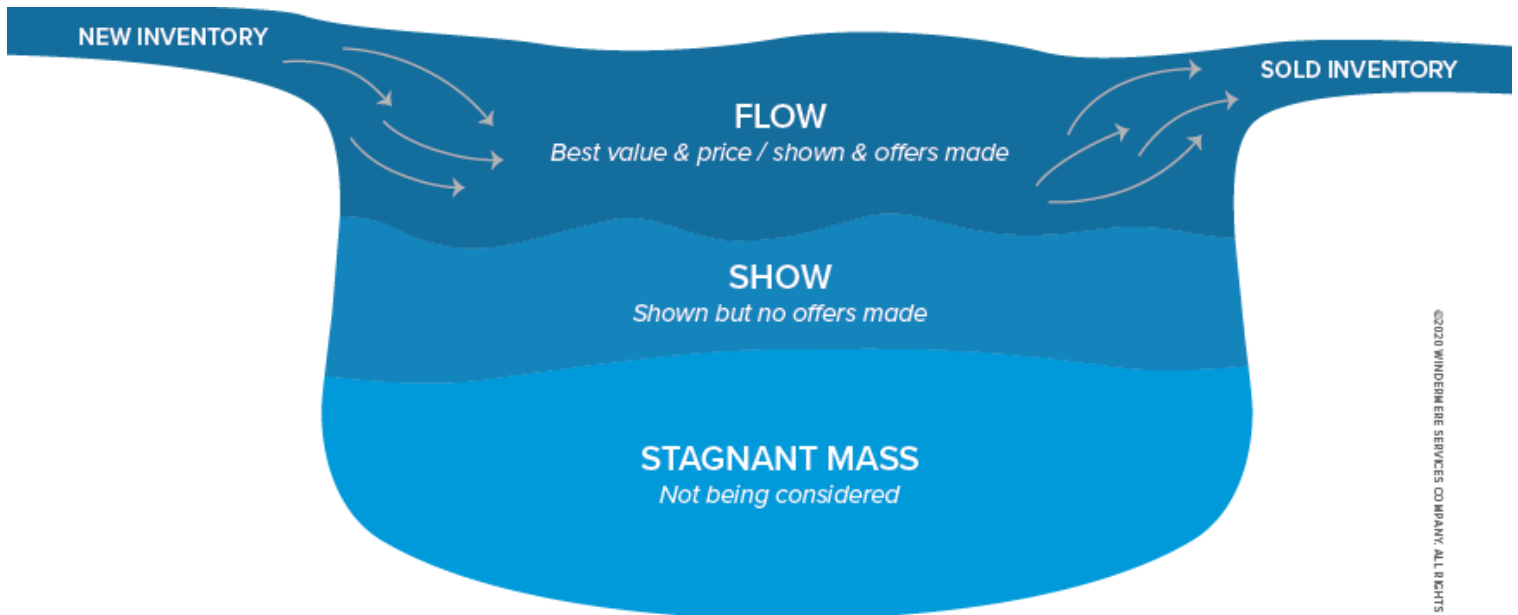
- Storage
- General
- Doors
- Windows
- Window Frames
- Lights

Supply and Demand

The Pond Analogy

The real estate market can be compared to a pond. A pond has an inlet where the water comes in, and an outlet where the water runs out, and the water that is trapped and left behind. At the top of the pond, the water is moving along but as you go deeper the water slows and the bottom is a stagnant mass.

Understanding Fair Market Value





Windermere Ready

INVEST TO IMPRESS

There's no second chance for the perfect first impression.

The Windermere Ready Loan allows our home sellers to receive access to funds to make home improvements and merchandise their homes for the market with no upfront cost. Clients can borrow up to \$50,000 to help mitigate an expenses incurred.

We believe so strongly in the power of first impressions that we created the Windermere Ready program to provide you with concierge-level service that readies your home for sale. Together we will determine the repairs and upgrades that are most likely to appeal to today's buyers, who prefer stylish, turnkey spaces.

Small upfront investments can yield a much bigger payoff when you sell your home. We'll work together to best showcase your space and help buyers see themselves living in it.

Sell for more in less time. Windermere Ready.*

*Sellers who make repairs and upgrades prior to selling generally sell for more and in less time. However, each property and project is unique and therefore no results are guaranteed.
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ONE-ON-ONE CONSULTATION

We'll walk through your home together and identify potential updates and repairs. With your timeline and needs in mind, I'll help you decide on the improvements that will get the biggest return.

PERSONALIZED PLAN

Once we identify our top home improvement priorities, I'll connect you with my preferred local service providers, assist with a work schedule and arrange access to your home.

HIGH IMPACT UPDATES

No matter how small they seem, even the simplest changes can make a big difference. These are the most valuable:

- Landscaping
- Interior and Exterior Painting
- Floor Repair/Refinishing
- Carpet Cleaning/Replacement
- Decluttering
- Window Washing
- Professional Deep Cleaning
- Fixture Repair or Replacement
- Cosmetic Updates
- Punch List Repairs

Plus dozens of other high-impact home improvements and services.

STAGING

When your home's ready for its close-up, we'll have it professionally staged, which can dramatically transform your home and boost your bottom line. In fact, forbes.com reports that staged homes statistically sell 87% faster than non-staged homes and for 17% more!



Pricing Your Property

The market value of your home is what buyers are willing to pay in today's market conditions. My job is to help you set the right price from the start, and to position your property so it stands out in the market.

DANGERS OF PRICING ABOVE MARKET VALUE:

- > True target buyers may not see your property because it's listed out of their price range.
- > Buyers in the higher price point may compare your home to other homes at that price and consider it a bad value.
- > It may sit on the market longer and sell for less than asking price. MLS statistics show that the longer a home is on the market, the lower the sales price.

HERE'S HOW I WILL PRICE AND POSITION YOUR PROPERTY FOR THE HIGHEST RETURN:

- > Analyze current market conditions and sales prices of comparable properties.
- > Discuss your goals and needs.
- > Advise you about ways to make your property more attractive to buyers.
- > Create a comprehensive marketing plan targeting the most likely buyers.
- > Market your property to other agents, and get their feedback on its price and presentation.
- > Keep you up-to-date on sales activity and market conditions.

YES

We Can Control

- > Price
- > Terms of Sale
- > Condition of Property

NO

We Cannot Control

- > Location
- > Competition
- > Market Conditions



Reaching your Home's Value

Inspections & Appraisals

THE INSPECTION

Home inspections are a critical part of the home buying and selling process.

Unfortunately, the inspection is where most transactions fall apart for a number of reasons. It's not always possible, but it's preferable to receive offers that aren't contingent on the buyer's inspection.

Offers that are contingent on the inspection leave room for the buyer to negotiate repairs or changes to the price/terms of the contract, or they can simply walk away.

Occasionally, buyers will either conduct a pre-inspection prior to making their offer or simply waive the inspection outright. This can be both costly and risky for the buyer, and often times will discourage a buyer from making an offer if they feel the competition will be too fierce.

Another option that works well in many occasions is for the seller to conduct their own pre-listing inspection.

Pre-listing inspections take the mystery out of selling your home and may make it easier for prospective buyers to imagine themselves living there.

By making repairs and disclosing the home's condition to a prospective buyer before negotiations begin, you can create an atmosphere of good faith and instill confidence about your home's condition. This, in turn, may help sell your home faster and closer to your listing price. The negatives from a seller's perspective are the up front cost of the inspection, as well as the potential of discovering repairs that could scare a buyer away.

The inspection is one of the main hurdles to getting your home sold. We will discuss all of your options and come up with the best strategy that works for you and your home.

THE APPRAISAL

Many people are unaware that a home must be sold twice; once to the buyer and again to the appraiser. Unless the buyer who is purchasing your home is paying all cash, their lender will require an appraisal (paid by the buyer). Their lender will hire a licensed third party appraiser to do a walkthrough of your property and determine a value. This is similar, but different than a market analysis that a real estate broker will prepare.

The goal of an appraisal is to determine if the home is worth the amount the buyer is willing to pay.

The appraisal helps the bank protect itself against lending more than it might be able to recover in this worst-case scenario.

Even though the buyer and seller have agreed on a price, a low appraisal can delay or derail the transaction. If the appraisal comes in low, the parties must determine how to make up the difference between the negotiated sales price and the appraised value. This will either consist of the buyer increasing their down payment, the seller reducing the price or a combination of the two.

Part of my job as a listing agent is to factor the appraisal into consideration when reviewing offers. We will work to anticipate and address any potential issues prior to accepting an offer.

Additionally, I will meet the appraiser at your home with a thorough packet of information that supports the value of your home. The appraisal is a critical step in getting your home sold, and I will work to ensure we reach the finish line.



Professional Photography

The old adage says, “A picture is worth a thousand words.” There is a reason that some adages become old ... because they are so true.

Statistically we know that 93 percent of buyers use the Internet during their home search, and 87 percent of them cite photos as a “very useful” aspect of their online search*. If they don’t like what they see, many potential buyers won’t bother to see your home in person.

In order to make the best first impression, we display only professional photography that will appeal to as many buyers as possible.

Professional photographers have the lighting, equipment, and know-how to showcase your home's most flattering aspects.

This helps your home stand out from the competition, increasing buyer interest and potentially your final sales price.

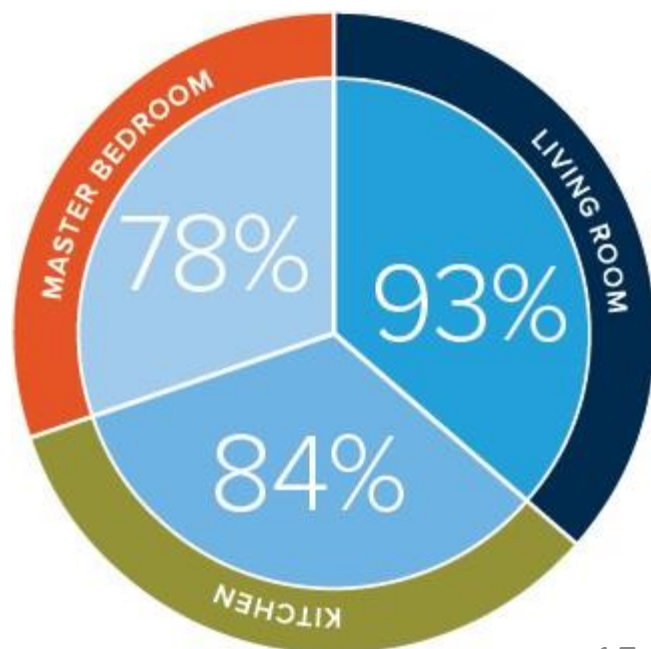


Staged For Success

“Staging can save you from a costly price reduction. A staged home will sell for 17% more on average than a non-staged home, and 95% of staged homes sell in 11 days or less. That is statistically 87% faster than non-staged homes.”

- > 83% of buyers' agents say that staging makes it easier for buyers to visualize the property as their future home
- > 25% of buyers' agents say that staging a home increases the dollar value offered
- > 53% of sellers' agents say that staging a home decreases the amount of time a home spends on the market
- > 95% of agents recommend that sellers declutter their home before putting it on the market

MOST COMMONLY STAGED ROOMS



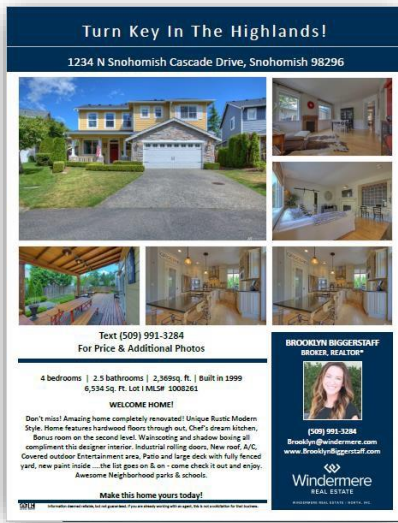
Source: The National Association of Realtors®
2019 Profile of Home Staging & Forbes.com

Flyers & Signage

JUST LISTED MAILER



STANDARD DOUBLE-SIDED FLYER



Yard Arm Sign Flyer



THE STORY OF YOUR HOME

Selling your property means the careful orchestration of advertising, marketing and public relations. My goal is to reach precisely the right target audience through key local contacts.

One way to achieve this goal is to pique interest with the full-color marketing materials I use to showcase your home. Each piece will exude quality and professionalism.

Another way is to display a Windermere yard sign, which for over four decades has become synonymous with quality listings.

What better way to tell the story of your home?



Title Review

In order to properly prepare your home to go on the market, we will order a title report from a reputable title company.

A buyer has the future in mind when they buy a house, but with homeownership comes the need to protect the property against the past as well. A title report will provide peace of mind for all parties involved.

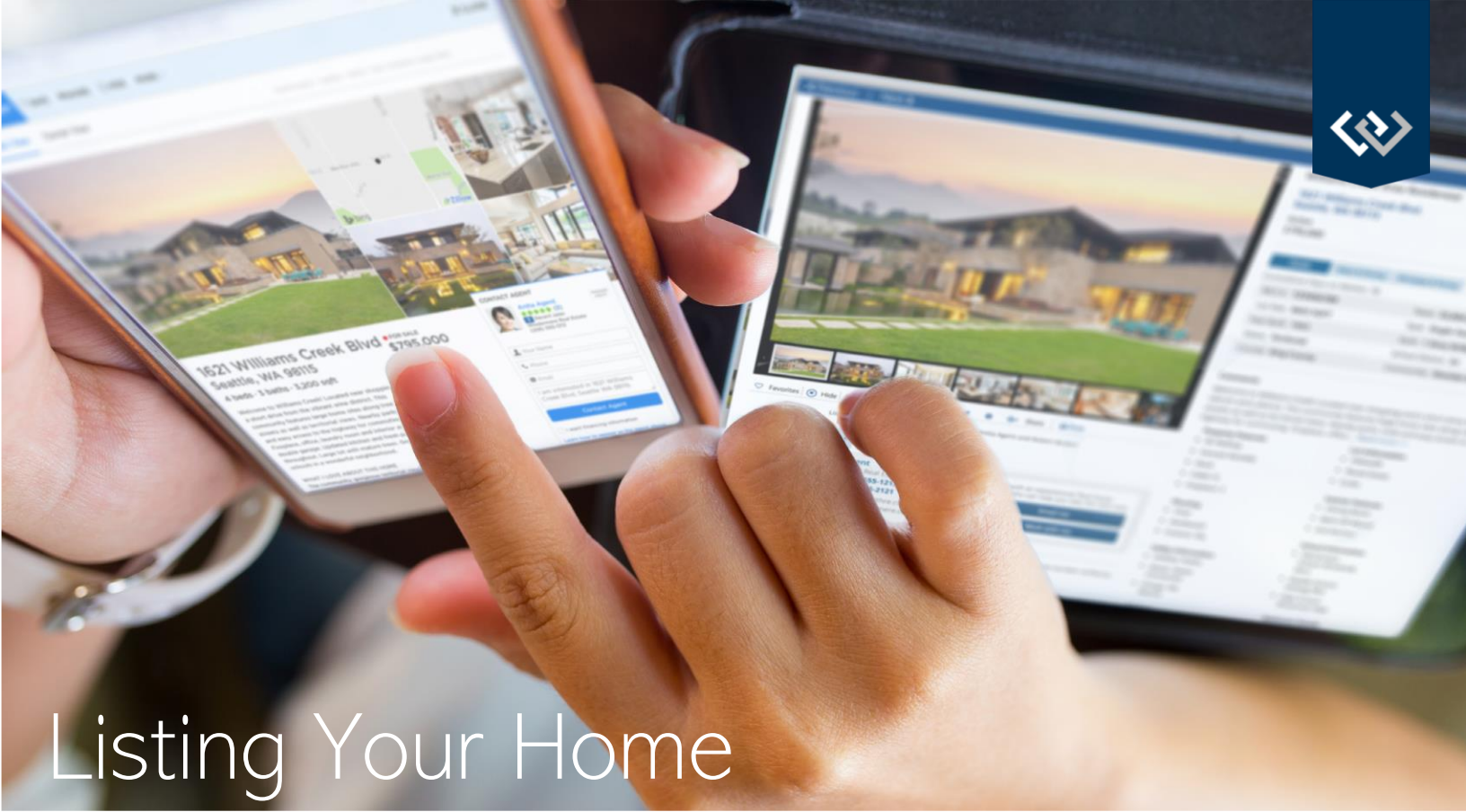
Title Reviews Disclose

**UNFORESEEN LIENS
OR JUDGMENTS**

BOUNDARY DISPUTES

UNRESOLVED TITLE ISSUES

**COVENANTS, CONDITIONS
AND RESTRICTIONS (CC&RS),
AND EASEMENTS**



Listing Your Home

Uploading photos and detailed information about your home quickly and accurately is an important part of getting it sold.

Once you have listed your property, we will immediately upload photos and information about your home on the Multiple Listing Service (MLS).

Within minutes, every real estate agent in the system will know that your property is on the market. Simultaneously, your property will be listed on Windermere.com, which receives more than one million page views every month.

Windermere listings are also accessible through top real estate sites such as Realtor.com®, Zillow and Trulia.



Controlled Access

Easy access for buyers to see the interior of your home increases marketability and shortens market time. For added security, we use mobile activated key boxes to provide access to your home, offering you peace of mind.

BENEFITS

CONTROL TIMES PEOPLE ARE ALLOWED IN

CONTROL WHO IS ALLOWED IN TRACK

AGENTS AS THEY SHOW THE HOME

IMMEDIATE FEEDBACK FROM AGENTS WHO HAVE SHOWN THE HOME



Open Houses

One powerful way to create traffic and exposure for your home is by holding open houses. Forty percent of buyers describe open houses as an important information source when looking for a home*.

The more people that see your home, the faster it will likely sell, and open houses help achieve that goal. They also allow me to answer any questions about the home or neighborhood while I'm face-to-face with potential buyers. Neighbors also love to attend open houses, which can lead to increased word of mouth and greater exposure. Furthermore, open houses allow me to hear feedback directly from buyers and agents, which can be valuable in gauging interest and addressing concerns for future showings. All in all, open houses are an important tool in getting your home sold quickly and at the best price.

* National Association of REALTORS® 2019 Profile of Home Buyers and Sellers

BENEFITS

- > YOU CHOOSE THE TIMING
- > AGENT IS PRESENT ENTIRE TIME
- > GREATER EXPOSURE FOR YOUR HOME
- > OPPORTUNITY TO ANSWER BUYERS QUESTIONS
- > CREATES NEIGHBORHOODS "BUZZ"
- > GATHER VALUABLE FEEDBACK



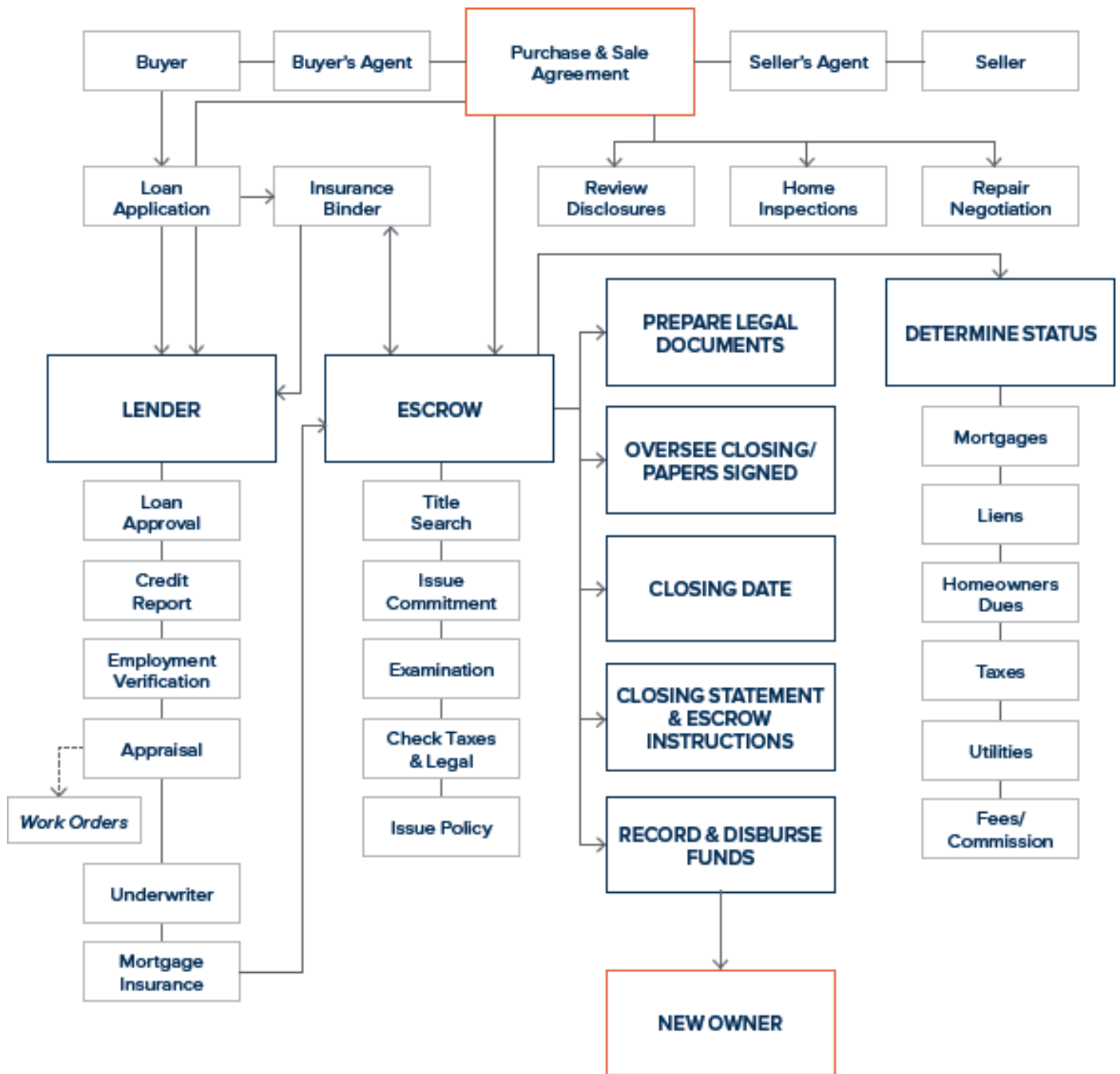
Purchase & Sale Agreement

Once you have found a qualified buyer for your home, I will work with you through the Purchase & Sale Agreement. This is a binding contract between you and the buyer. It outlines the sale details and the transfer of your property. Once both parties agree on the terms of the contract and sign, you are now considered to be "under contract." The Purchase & Sale Agreement usually consists of the following:

- Buyer & Seller information
- Property details
- Pricing & financing
- Fixtures and appliances included/excluded in the sale
- Closing & possession dates
- Earnest money deposit amount
- Conditions under which the contract can be terminated
- Contingencies or conditions that must be met for the sale to go through



Coordinating The Closing



Fee Schedule



Platinum Service

6% - Costs I will Cover

- Professional staging (1-month)
- Professional house clean before list and after move out
- Professional photography
- Professional video
- Print & Social Media Advertising
- Web marketing plan
- Just Listed Postcard
- Full Concierge Service
- 3% fee to buyers agent

Gold Service

5% - Costs I will Cover

- Staging consultation
- Professional house clean after move out
- Professional photography
- Professional video
- Print & Social Media Advertising
- Web Marketing plan
- Just Listed Postcard
- Full Concierge Service
- 2.5% fee to buyers agent

Repeat Service – 10% Off

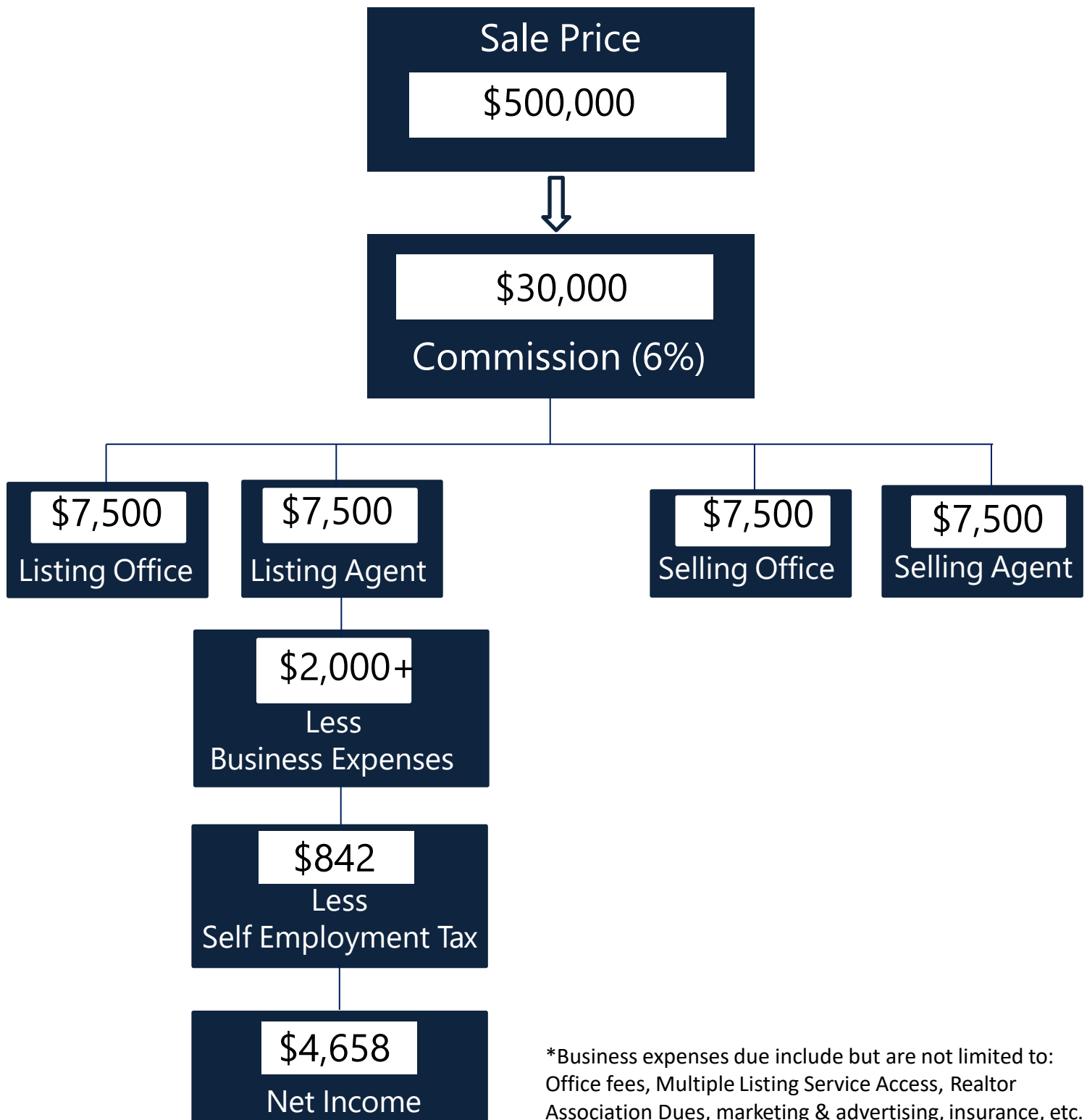
If you agree to use me to help purchase a home within 6 months of selling your current home, then I will credit you 10% of my gross commission from the sale of the second home.

In addition to the services I provide, I have an expansive network of service providers to help you get your home ready for the market; including contractors, handmen, painters, landscapers, etc. I am able to facilitate and coordinate all services to help make the process as smooth and simple for you.

How I Am Compensated



As an Independent Contractor I am paid ONLY after the sale is complete. Therefore, helping you buy and/or sell your home is my top priority. Here is how the commission breaks down between the selling & listing Brokers and our affiliated offices.



*Business expenses due include but are not limited to: Office fees, Multiple Listing Service Access, Realtor Association Dues, marketing & advertising, insurance, etc.

Escrow

Common FAQ's

Why do I need escrow?

Escrow assures all parties to a transaction that no funds are delivered and no documents are recorded until all conditions in the transaction have been met.

How do I open escrow?

Opening escrow is the first step in the closing process. Generally, to open escrow, the parties to a transaction deliver to an escrow company the earnest money check and the purchase and sale agreement, which outlines the transaction and provides the closing date, contingencies and financing details. Anyone involved in a transaction can "open the escrow" but generally your real estate agent will do so.

Who sets the closing date?

The buyer or seller may select the closing date, but both must agree to it. The purchase and sale agreement may state the closing date as "Closing to occur on or before October 20th, 2020." In most cases, closing occurs 30, 60 or 90 days from the date a purchase and sale agreement is signed.

What do closing costs include?

The closing costs will include title search fees, taxes, notary fees, loan fees, escrow fees, recording fees, reconveyance fees, the real estate sales commission, and other charges.

Who selects the escrow company?

The parties involved in the transaction decide which escrow company will close the transaction. Although it is very common for your real estate agent to recommend an escrow closer, the parties have the right to choose an escrow closer they feel is competent and experienced.

The law prohibits escrow companies from paying referral fees to real estate agents, to protect the parties' right to select their own escrow closer.



WHAT IS ESCROW?

Escrow is an impartial third party process in which documents and funds are deposited by buyers, sellers and lenders to facilitate the closing for a real estate transaction.

Escrow is required to follow mutual written instructions from all parties.

Escrow will coordinate with you (the seller), buyer and lenders to obtain required signatures on all documents.

Escrow works closely with the title officer to clear liens and encumbrances against the property, and record the documents with the county.

Windermere Way

Why Choose Windermere

IT'S ABOUT RELATIONSHIPS

In 1972, John Jacobi set out to change the real estate industry by putting relationships before sales quotas, with an emphasis on service to our clients and our community.

Over 40 years later, this mission has helped grow Windermere into one of the largest independent real estate companies in the nation, with more than 300 offices and 7,000 agents throughout the Western U.S. and Mexico.

What this means for you:

- Exceptional service
- Unsurpassed integrity
- A strict code of ethics
- Locally owned and operated offices
- Neighborhood knowledge
- Market expertise
- Premium tools and services
- Giving back to our communities

COMMUNITY SERVICE

Every year, Windermere closes its offices for one day to help make a positive difference in our local communities. It all started in 1984 when a handful of Windermere owners and agents came together to make repairs at a local elementary school.

Thirty years and more than one million hours of community service later, we've continued this tradition through neighborhood - enhancing projects in the areas where our Windermere teams live and work.



While the real estate industry has changed substantially over the years, **our core values of relationships, community, collaboration, and professionalism have remained central** to how we do business, and will continue to do so for years to come.

Within these core values is an outline of how we believe our clients deserve and expect to be treated. It is intended to provide total transparency about how we do business, while letting our clients know that Windermere agents hold themselves to an even higher level of competence and accountability.

High Standards

Working With Windermere

When you work with a Windermere agent, you can expect that:

- Your interests as the client will always come first.
- Your agent will be up-to-date on the latest real estate laws and local issues.
- Your agent will not discriminate against any party based on race, religion, sex or other legally protected classes.
- Your agent will treat you and everyone involved in your transaction with the greatest respect.
- Your agent will follow all MLS rules and the NAR code of ethics.
- Your agent will keep you informed promptly and regularly.

In short, our Standards of Practice ensure that Windermere agents hold themselves to an even higher level of competence and accountability.

We hope this translates into a more satisfying real estate experience and peace-of-mind for our clients, knowing that doing right by them is our highest priority.

If you would like a copy of our Standards of Practice, I would be happy to provide one to you.



CODE OF ETHICS

Something you may not know is that Windermere takes its standard of service to its clients very seriously.

As members of the National Association of REALTORS®, we agree to abide by a strict code of ethics that is based in professionalism and consumer protection.

To further reinforce our commitment to our clients, Windermere has built upon the REALTOR® code of ethics by establishing what we call our Windermere Standards of Practice outlining how we believe our clients deserve to be treated.

Moving & Packing Tips



The process of moving is long and complex. Being organized, knowing what needs to be done, and tackling tasks efficiently can make your move significantly less stressful. Here's a checklist to keep you on task and help make your move successful.

SIX TO EIGHT WEEKS BEFORE:

- Use up things that may be difficult to move, such as frozen food.
- Get estimates from professional movers or truck rental companies if you are moving yourself.
- Once you've selected a mover, discuss insurance, packing, Loading and delivery, and the claims procedure.
- Sort through your possessions. Decide what you want to keep, what you want to sell and what you wish to donate to charity.
- Record serial numbers on electronic equipment, take photos (or video) of all your belongings and create an inventory list.
- Change your utilities, including phone, power and water, from your old address to your new address.
- Obtain a change of address packet from the post office and send to creditors, magazine subscription offices and catalog vendors.
- Discuss tax-deductible moving expenses with your accountant and begin keeping accurate records.

TWO TO FOUR WEEKS BEFORE:

- If you're moving to a new community, contact the Chamber of Commerce and school district and request information about services.
- Make reservations with airlines, hotels and car rental agencies, if needed.
- If you are moving yourself, use your inventory list to determine how many boxes you will need.
- Begin packing nonessential items.
- Arrange for storage, if needed.
- If you have items you don't want to pack and move, hold a yard sale.
- Get car license, registration and insurance in order.
- Transfer your bank accounts to new branch locations. Cancel any direct deposit or automatic payments from your accounts if changing banks.
- Make special arrangements to move pets, and consult your veterinarian about ways to make travel comfortable for them.
- Have your car checked and serviced for the trip.
- Collect items from safe-deposit box if changing banks.

TWO TO THREE DAYS PRIOR:

- Defrost your refrigerator and freezer.
- Have movers pack your belongings.
- Label each box with the contents and the room where you want it to be delivered.
- Arrange to have payment ready for the moving company.
- Set aside legal documents and valuables that you do not want packed.
- Pack clothing and toiletries, along with extra clothes in case the moving company is delayed.
- Give your travel itinerary to a close friend or relative so they can reach you as needed.



Pack a “first day” box with items you will need right away.

MOVING DAY: OLD HOME

- Pick up the truck as early as possible if you are moving yourself.
- Make a list of every item and box loaded on the truck.
- Let the mover know how to reach you.
- Double-check closets, cupboards, attic, basement and garage for any left-behind items.

MOVING DAY: NEW HOME

- Be on hand at the new home to answer questions and give instructions to the mover.
- Check off boxes and items as they come off the truck.
- Install new locks.
- Confirm that the utilities have been turned on and are ready for use.
- Unpack your “first day” box (see list for suggested contents).
- Unpack children’s toys and find a safe place for them to play.
- Examine your goods for damage.

MOVING ESSENTIALS:

- furniture pads
- handtruck or dolly
- packing tape
- bubble wrap
- newspapers or packing paper
- scissors
- utility knife
- labels
- felt-tip markers
- cornstarch packing “peanuts”
- plenty of boxes

FIRST DAY BOX:

- scissors
- utility knife
- local phone book
- coffee cups
- teakettle
- instant coffee or tea, soft drinks
- pencil and paper
- soap
- bath towels
- trash bags
- shelf liner
- paper plates
- snacks
- toilet paper
- children’s toys and books



#TackleHomelessness

As a loyal 12, I am proud that Windermere is the Official Real Estate Company of the Seattle Seahawks. But I'm also proud of how this partnership is being used to help homeless families in our community.

Windermere has a long history of helping low-income and homeless families through the Windermere Foundation, which since 1989 has raised more than \$44 million to support programs and organizations that provide shelter, food, children's programs, emergency assistance, and other services to those in need. Every time I sell a home, a portion of my commission goes toward this important cause. And now, for every Seahawks home game defensive tackle, the Windermere Foundation will donate \$100 to Mary's Place, a non-profit organization that provides shelter and services that support families on their journey out of homelessness.

So I hope you'll join our network of agents and 12s as we cheer on the home team as only Seahawks fans can, and help us make a difference in the lives of those who need it most.



Windermere Gives Back

Commitment To Community



FUNDS PROVIDED IN 2021

\$2,381,640

2021 Average Grant ... **\$3,454.47**



- Youth/Child Programs ... **28%**
- Emergency Assistance ... **24%**
- Food Support ... **15%**
- Shelter ... **11%**
- Education/Counseling ... **8%**
- Scholarships ... **5%**
- School Assistance ... **3%**
- Fundraising Expenses ... **2%**
- Administrative Expenses ... **2%**

Since 1989, over \$46 million has been raised by the Windermere Foundation and has allowed us to support non-profit organizations dedicated to helping low-income and homeless families.

WINDERMEREFUNDATION.COM



At Windermere we help people buy and sell homes, but we also help build community. I'm proud to support the Windermere Foundation which has raised over \$44 million in the past 33 years for low-income and homeless families right here in our local community.

SELLING A HOME

It's The End Result
That Drives Me
From The Beginning.



All in, for you.TM

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