

Please..... When Showing Your Home

1. Turn on all Lights Night and Day. Check all fixtures for working, high wattage light bulbs.
2. Open All Drapes and Blinds during daylight hours.
3. Clear all Countertops in Kitchens and Bathrooms
4. Use Potpourri or Scented Candle to make your home smell good.
5. Play Light Background music.
6. Vacuum Carpets, Make Beds, Toilet Seats Down, Shower Curtains Closed.
7. Make Sure pets are outside, in garage or at neighbors house.
8. Don't Smoke Inside Your Home. Smoke Smell Can Turn Away Buyers.
9. Yard Manicured & Cleared of Debris. Snow Cleared off walkways & driveways in the winter.

10. Remove Personal Pictures, Posters, and any visible objects that may be offensive to buyers.

11. Declutter Your Home. A Storage Unit may be necessary.

12. Try to be gone when a potential buyers is scheduled to preview your home. Buyers like to look inside closets and cubards and may feel uneasy when the homeowner is present. Give buyers all the space they need to visualize your home as theirs.

13. Leave Flyer on table or countertop for the buyer.

THANK YOU!

We ARE Moving Homes!

Let US Help You Move Yours



801.495.3332



Service • Experience • Results

Moving Checklist.....

BEFORE MOVING

- Make arrangements with moving or truck rental company.
- Notify Financial Institutions, Credit Card, Insurance.
- Notify cable, electric, gas, phone, water and other utility providers. Discontinue service at old address and sign up at new location.
- Notify U.S. Postal Service.

AFTER MOVING

- Confirm that the Post Office, insurance and other service providers have received address change.
- Scout new neighborhood for emergency services, libraries, parks, schools and shopping areas.
- Notify Department of Motor Vehicles and other licensing agencies of new address.
- Moving is **STRESSFUL!** Monitor the adjustment of family members, especially children and pets.

Salt Lake Area Utilities & Services

Rocky Mtn Power	1-888-221-7070
Qwest Phone Service	1-800-244-1111
Questar Gas	801-324-5111
Utah Education (Schools)	801-538-7500
Voter Assistance	1-800-995-VOTE
Animal Services	801-269-7499
Motor Vehicle Division (SL County)	1-801-297-7780

OR ONLINE AT

[www. Connectutilities.com](http://www.Connectutilities.com)

Mike and Leah Dyer Said.....

We just wanted to Thank You for being such a great Realtor.

As you know we knew nothing about buying a home, and we are just so glad you were there to help.

You really did help us so much, from all the confusing paperwork to colors in our new home.

You were great!



Curtis Is Flying Above The Rest!

In addition to State & National Licensing Requirements, Curtis & Lori have the following affiliations and achievements.

- Member of the Local, State, and National Association of REALTORS®
- **CRS**, Certified Residential Specialist
- **CSP**, Certified New Home Sales Professional
- **GRI**, Graduate REALTORS® Institute
- Broker/Owners
- B.S. Finance/Accounting
- Exclusive Member of "The Broker Network Group"
- Over 1200 Properties **SOLD**
- **Rated TOP 1%** of all U.S. Agents
- Educated at **BYU** and **U of U**.

Lori Can Help You Strike It Rich On You Next Home!



FREE • FREE • FREE

Buyers Choice:

FREE Appraisal

FREE Home Warranty

FREE Home Inspection

\$300 Credit Towards Closing Costs

On Any Home Purchased In Utah with Curtis or Lori

Service • Experience • Results

Curtis and Lori McDougal
Selling Utah



LORI: 801.556.7088 CURTIS: 801.580.4361
BROKER • GRI • CRS • CSP
BS FINANCE/ACCOUNTING



OFFICE: 801.495.3332

FAX: 801.495.3331

EMAIL: mcdougal@homes4u2.com

WEBSITE: <http://www.homes4u2.com>



SEE INSIDE FOR:

Before Showing Checklist

Before and After Moving Checklist

What You Get From Us

Loan Application Checklist

Payment Estimator

Important Questions To Ask

Meet Curtis & Lori

CURTIS has been a Realtor since 1984. After attending BYU and the U of U Curtis Graduated with a Finance Degree in 1985. He married his High School Sweetheart Lori, and together they have three great children. Besides running a full service Real Estate office, Curtis likes all types of aviation and sports in general.



He is an Instrument Rate Airplane Pilot, Loves Skydiving and Scuba Diving, but his newest passion is paragliding at the point of the mountain. Curtis has never been one to pass up an adventure.

LORI graduated with an Accounting degree from the U of U. She has been a licensed Realtor for almost 20 years. Lori likes sticking close to home and managing the business as well as her family's schedules. "Our family loves U of U Football, and we wear red at our house. We had to add some BYU blue because our daughter is now attending BYU." Lori says it is possible to follow both the Utes and Cougars! Just watch more football! Bowling is also one



of Lori's passions. She bowls each week and is still working towards a perfect 300 game.

Did You Know.....

80% Of The Agents in the

Real Estate Business Today

Won't Be In The Business

In 36 Months From Now

WE WILL!



Dale & Robin Bradshaw Said....

Thank you so much for your help with selling home. We appreciate the ideas you gave us to improve the look of the house. We believe those recommended improvements really helped sell the house. It was a pleasure to work with both of you. We will definitely be in touch with you for any future Real Estate needs.

What You Get From Us.... More!!!

That's Why People Are Choosing Curtis & Lori

Your Biggest Investment.....

Our Objective in working with a customer is not to simply make one sale but to create a customer for life by establishing a relationship that will endure long after the sale is closed. Some Of The Services That We Offer Include:

- Complimentary Consulting
- Financial Review & Recommendations
- Mortgage Accelerator
- Investment Analysis & Strategy
- Maintenance Reminders
- Full 28 Point Marketing Plan
- Broker Tour or Caravan Tour of your Property
- Online Virtual Tours- 3 Biggest sites
- Direct Mailing Program
- Broker Network Group Direct Marketing
- Relocation Services
- Personal Attention To Each Buyer and Seller.

Remember This...

WE CAN REPRESENT YOU WHEN YOU PURCHASE ANY OF THE FOLLOWING PROPERTIES:

- FHA, VA, Utah Housing & Conventional
- Foreclosures & Short Sales
- Commercial & Industrial Properties
- Vacant Lots & Raw Ground
- Investment Properties
- Vacation Properties

This Team of 2 Has A Home 4 U!

For More Info Visit Us At

www.Homes4u2.com or

Call Us At 801.495.3332

Service • Experience • Results

Loan Application Checklist

- Your most current paycheck stubs (last 30 days).
- Your W-2 forms for the current year and for last year.
- If self employed, your personal and business tax returns.
- Your most recent two months of bank statements.
- Your most recent retirement account statements.
- A copy of your purchase contract.
- Appraisal and credit report deposit.

Monthly Payment Estimator

(P & I Monthly 30 Year)

	5.0%	6.0%	7.0%	8.0%	9.0%	Tax & Insurance
\$150,000	\$805	\$899	\$998	\$1,101	\$1,207	\$136
\$175,000	\$939	\$1,049	\$1,164	\$1,284	\$1,408	\$159
\$200,000	\$1,074	\$1,199	\$1,331	\$1,468	\$1,609	\$182
\$225,000	\$1,208	\$1,349	\$1,497	\$1,651	\$1,810	\$204
\$250,000	\$1,342	\$1,499	\$1,663	\$1,834	\$2,012	\$227
\$275,000	\$1,476	\$1,649	\$1,830	\$2,018	\$2,213	\$250
\$300,000	\$1,610	\$1,799	\$1,996	\$2,201	\$2,414	\$273
\$325,000	\$1,745	\$1,949	\$2,162	\$2,385	\$2,615	\$295
\$350,000	\$1,879	\$2,098	\$2,329	\$2,568	\$2,816	\$318
\$375,000	\$2,013	\$2,248	\$2,495	\$2,752	\$3,017	\$341
\$400,000	\$2,147	\$2,398	\$2,661	\$2,935	\$3,218	\$363
\$425,000	\$2,281	\$2,548	\$2,828	\$3,118	\$3,420	\$386
\$450,000	\$2,416	\$2,698	\$2,994	\$3,302	\$3,621	\$409
\$500,000	\$2,684	\$2,998	\$3,327	\$3,669	\$4,023	\$454
\$600,000	\$3,221	\$3,597	\$3,992	\$4,403	\$4,828	\$545
\$700,000	\$3,758	\$4,197	\$4,657	\$5,136	\$5,632	\$636
\$800,000	\$4,295	\$4,796	\$5,322	\$5,870	\$6,437	\$727
\$900,000	\$4,831	\$5,396	\$5,988	\$6,604	\$7,242	\$818

Our Preferred Vendors.....

Founders Title- Escrow

Kenna or Cindy • 746 E Winchester St #100

801-261-5505

Veritas Funding- Loans

Tim or Michelle • 64 E 6400 S • 801-983-8233

WHEN CHOOSING A REALTOR

Some Important Questions To Ask?

Curtis and Lori Answer Your Questions

1.How many years have you been in the business?

• Curtis and Lori have a combined 43 years in the Real Estate Business. We are not recreational Realtors. We are in the business to make a living and create customers for life.

2.How many homes have you sold in my area?

• Because no house is too big or too small, we sell homes all over the state. We have probably sold a home or two in your neighborhood. Ask us for a current list.

3.How many houses did you sell last year?

• We sell between 35-85 homes per year. The market plays a vital role in determining how many transactions we can manage in one year.

4.How much do you charge & are there any hidden or transaction fee's ?

• Our commission is a percentage of the sales price of your home. WE HAVE NO TRANSACTION OR HIDDEN FEE'S OF ANY KIND.Commissions run between 5-7% depending on the market conditions, type of property and price range.

5.What marketing tools do you use?

• We are always changing and updating our marketing system to keep us on the leading edge - See our Checklist.

6.Do We have personal contact with you after We list, or do We get turned over to an assistant?

• We are proud to say we get up close and personal. We have challenged many buyers and sellers to try to get hold of us! We made ourselves available, and we are pretty confident you will reach Curtis or Lori personally when you have a question.

Choose Curtis & Lori For Your Realtors

Have You Seen Our License Plates?



OUR GOAL IS THE SAME AS YOURS:

GETTING IT **SOLD!!!**

Service • Experience • Results