



Your Home Sold  
**GUARANTEED**  
Or We'll Buy it!\*

No Gimmicks! For More Information on our exclusive Guaranteed Sale Program, order a FREE Report by visiting [www.KendrickGuarantee.com](http://www.KendrickGuarantee.com) or Call Rick Direct at 561-702-4782 (no obligation to list) and Start Packing!

The Rick Kendrick Home Selling Team

\*Conditions Apply. Call Rick for details.

CHASEWOOD REALTY®



# MARKET WATCH

Real Estate News for those on the Move

March

## Empty Nesters: FREE Special Report Reveals 9 Costly Mistakes to Avoid When Selling Your Home

Are you an "Empty Nester" who needs a home for the future? Is it time to downsize or to move into another home more suitable for your glorious retirement years?

Like thousands of residents in our area, you may be discovering that after years of non-stop child traffic in and out of your doors, toys on the floor, music floating throughout, suddenly you can hear a pin drop over the quiet hum of the refrigerator. Your rooms are filled with pictures and memories of this wonderful time of your life, but there are many empty rooms gathering dust now that your children have moved on. The freer years ahead are exciting ones to look forward to, and it's time for you to move on as well.

If you find yourself in this situation, you're in vast and good company. And what that means is that there are many wonderful opportunities for you to create this new chapter in your life...if you know what is takes to get the most out of the equity you've built up in your current home.

To help you understand the issues involved in making such a move, a new report called "Empty Nester: How to Sell the Place You Call Home" has been prepared which identifies these issues, and shows you how to steer clear of the mistakes that could cost you literally thousands of dollars.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-866-274-7449 and enter 4013. You can call any time, 24 hours a day, 7 days a week.

## 3 Ways to Buy a Home for Less Money

If you're like most homebuyers, you have two primary considerations in mind when you start looking for a home. First, you want to find the home that perfectly meets your needs and desires, and secondly, you want to purchase this home for the lowest possible price.

When you analyze those successful home buyers who have been able to purchase the home they want for thousands of dollars below a seller's asking price, some common denominators emerge. While the negotiating skills of your agent are important, there are three additional key factors that must come into play long before you ever submit an offer.

This topic has been the subject of extensive analysis by Industry Experts, and a summary of their find-

ings, and a specific step-by-step purchase plan for homebuyers, can be found in a new special report called "Homebuyers: How to Save Thousands of Dollars When You Buy".

This free report outlines the psychology of how a seller sets their asking price, and gives you 3 simple steps to follow, before you even set foot in a seller's home, which could help you to successfully slash thousands of dollars off the price of the home you want.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-866-274-7449 and enter 4014. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW.

## UPSCALE HOMES

Luxury homes, affordable financing, premium locations. Receive a Free list w/pics. Free recorded message 1-866-274-7449 ID# 4049

## How to Sell Your House Without an Agent

Free Report Reveals "10 Inside Tips" to selling your House by yourself. Free recorded message 1-866-274-7449 ID# 4017

## HOMES UNDER \$500,000

Newmarket, bargains. Free list w/pics of homes for sale. Free recorded message 1-866-274-7449 ID# 4050

## BEST HOME LOANS

Super-Low Downpayment Loans Before You Start Shopping for a Home. Free Report reveals fool proof plan to get best rates Free recorded message 1-866-274-7449 ID# 4020

## FREE HOMESSELLER'S MARKETING KIT

This remarkable kit has helped dozens of area homesellers save thousands of dollars and countless headaches. The kit contains: a Free Special Report revealing 27 Valuable Tips to Sell Your Home Fast and for Top Dollar and a Free Video that shows you how to "Price and Prepare Your Home for Sale". To order any time, 24 hours a day, simply call 1-866-274-7449 ID #4028. We'll mail you your free marketing kit at NO CHARGE and WITHOUT OBLIGATION.

IT'S

**YOUR**

MOVE

### How to Sell High: Avoid these Three Mistakes When Selling Your Home

When you decide to sell your home, setting your asking price is one of the most important decisions you will ever make. Depending on how a buyer is made aware of your home, price is often the first thing he or she sees, and many homes are discarded by prospective buyers as not being in the appropriate price range before they're even given a chance of showing.

Your asking price is often your home's "first impression", and if you want to realize the most money you can for your home, it's imperative that you make a good first impression.

This is not as easy as it sounds, and pricing strategy should not be taken lightly. Pricing too high can be as costly to a home-seller as pricing too low. Taking a look at what homes in your neighborhood have sold for is only a small part of the process, and on it's own is not nearly enough to help you make the best decision. A recently study, which compiles 10 years of industry research, has resulted in a new special report entitled "Homesellers: How to Get the Price You Want( and Need)". This report will help you understand pricing strategy from three different angles. When taken together, this information will help you price your home to not only sell, but sell for the price you want.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-866-274-7449 and enter 4016. You can call any time, 24 hours a day, 7 days a week.

Get your free special report NOW to learn how to price your home to your maximum financial advantage.

## INFORMATION CORNER

Valuable **FREE** reports for Buyers and Sellers e-mailed or mailed to you at no cost or obligation. Call anytime, 24 hours a day: **1-866-274-7449** and **enter the ID#** of the information that you would like to receive.

### BUYERS

**SAVE THOUSANDS.....**Find out how you can save thousands of dollars when you buy a home ID #4014

**STOP PAYING RENT.....**Learn how not to pay your landlord's mortgage ID #4001

**AVOID 6 COSTLY ERRORS WHEN MOVING TO A LARGER HOME AND SAVE THOUSANDS.....**Six strategies when moving up ID #4004

**10 BEST BUYS HOT LIST.....**Receive a FREE list of the most current Best Buys in your desired location and price range ID #4040

**9 BUYER TRAPS.....**How to avoid these common traps that could cost you the home of your dreams ID #4018

### SELLERS

**10 QUESTIONS TO ASK BEFORE HIRING A REALTOR.....**Don't hire an agent before you read this free report ID #4006

**COSTLY HOMESSELLER MISTAKES.....**Learn how to avoid these common mistakes and save yourself thousands of dollars when you sell ID #4000

**HOW TO SELL YOUR HOME WITHOUT AGENT.....**10 insider tips to selling your own home which will help you sell for the best price ID #4017

**HOW TO AVOID COSTLY HOUSING MISTAKES BEFORE AND AFTER A DIVORCE.....** Divorce is rarely easy and often means difficult decisions ID #4009

**EMPTY NESTERS.....**How to know when it's time to sell the place you call home ID #4013

## HOMESELLERS

Find out what homes down the street sold for! Free computerized list w/pics of area home sales and current listings.

Free recorded message  
1-866-274-7449 ID# 4041

### How to Sell a House that Didn't Sell

If your home has just come off the market and hasn't sold, don't be discouraged. The reason your home did not sell may have nothing to do with your home or the market. In reality, your home may have been one of the more desirable properties for sale. So Why Didn't Your Home Sell?

Order a FREE Special Report which educates you on the issues involved.

To hear a brief recorded message about how to order your FREE copy of this report call toll-free 1-866-274-7449 and enter 4012. You can call any time, 24 hours a day, 7 days a week.

### Special Financing\*



**Eric Rosemary**

Branch Manager

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F 954.229.1030

[erosemary@myccmortgage.com](mailto:erosemary@myccmortgage.com)

Ask about Cross Country's 21 Day Home Loan! Fast Track your mortgage and beat other Buyers out!



### Home Warranty\*



**Camille Perhacs**

D 512.987.4884

[Camille.perhacs@hwhomewarranty.com](mailto:Camille.perhacs@hwhomewarranty.com)

Protect your budget from expensive repairs with a home warranty. Home warranty plans cover everything from appliances to plumbing, electrical and air conditioning. \*Rick Kendrick Team VIP Buyers Receive a FREE Home Warranty.

### Home Inspections\*



**Corey Robinson**

D 561.602.5330

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

A wise investment is the culmination of an informed decision. Apogee Home Inspections offers the insight you need to decide on a home with confidence.

### Title Insurance\*



**Rich Paduda**

D 561.602.5330

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

Title Insurance protects yourself from financial loss in the event questions develop regarding the rights to ownership of your property.

\*Broker, its employees and its affiliate(s) may receive a financial or other benefit from these business relationships, including sharing in marketing expenses. You are not required to buy any of these other products or services, including a home protection plan and, if you want to purchase any such products or services, you are not required to buy them from any particular provider. \*Not intended to solicit Buyers or Sellers currently under contract.