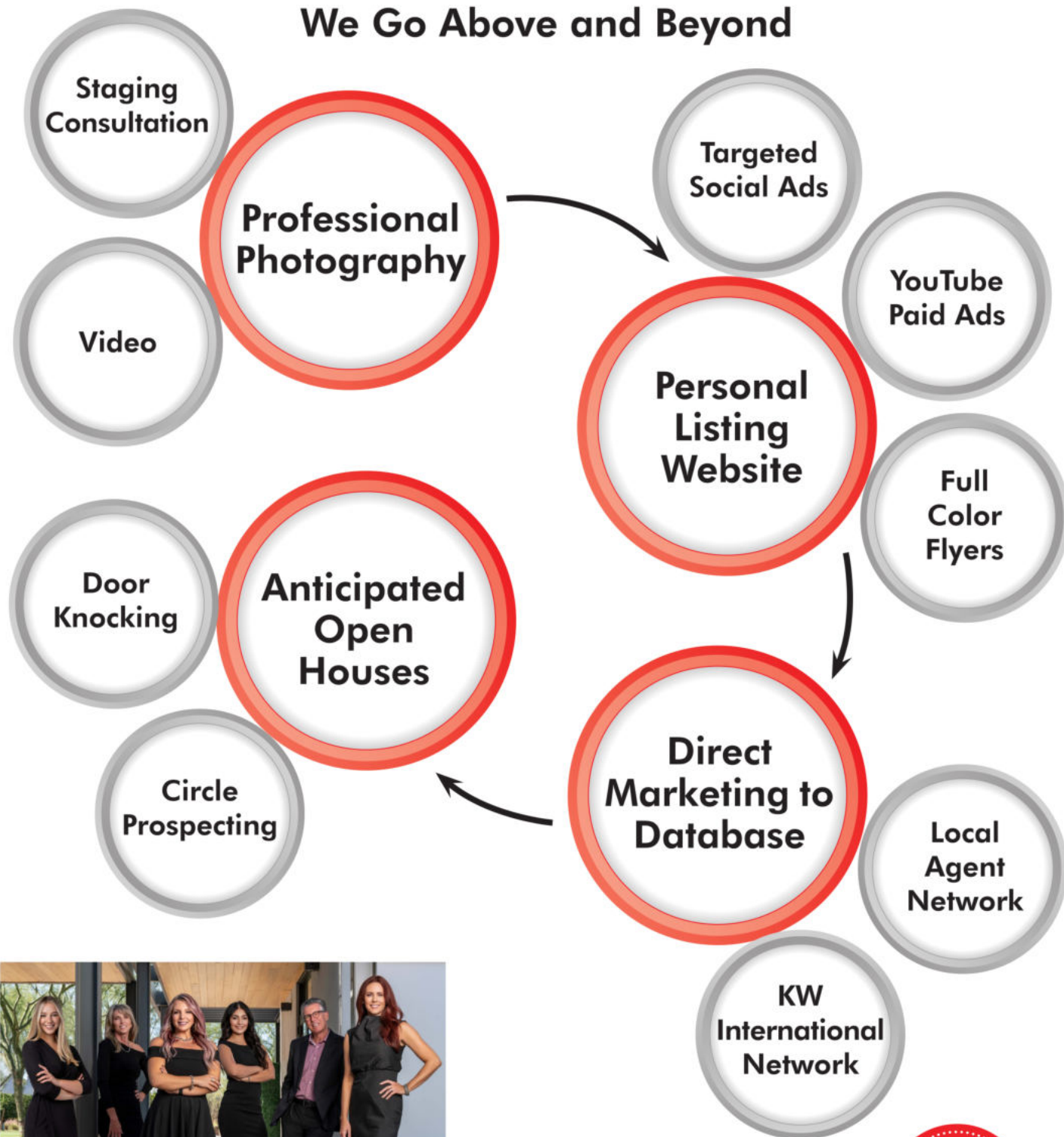


Dynamic Strategic Marketing

We Go Above and Beyond



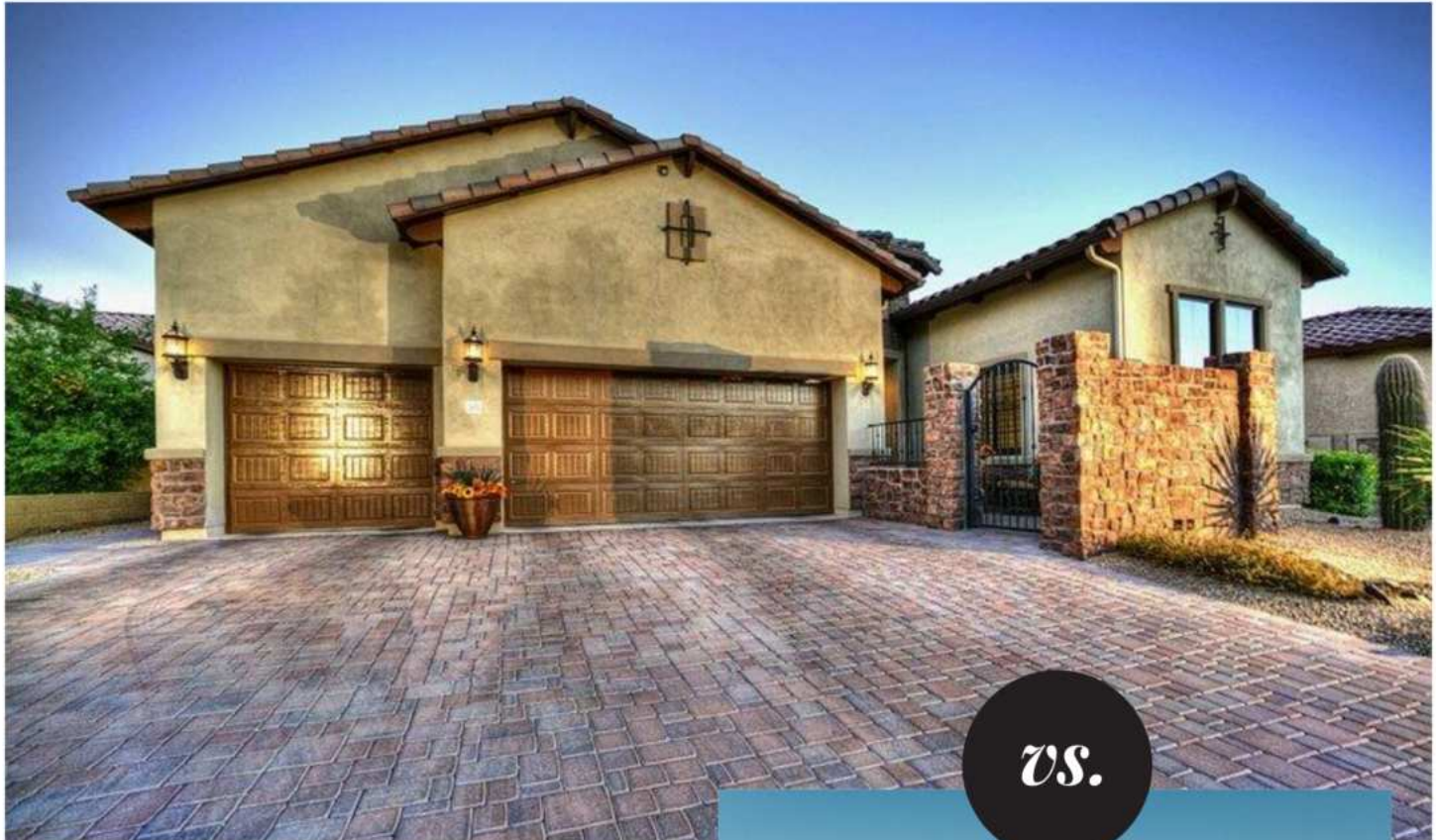
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SONORAN LIVING
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HOME GROUP

Professional Photography



See the difference professional photography makes! Our photographer will ensure your home showcases beautifully in full color professional photos to be used on flyers and social media to get your home noticed.



Check us out and
subscribe on YouTube!



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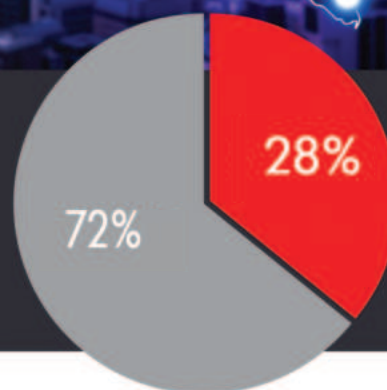
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Did you know..?

More than one third of online searches for homes in Phoenix are from outside our state.



Phoenix is HOT for people relocating from across the country. Arizona Home Group markets your home to potential buyers in these targeted areas to help get your home sold!



ORIGIN AS % OF DESTINATION

Los Angeles, CA	28.01%
Seattle, WA	25.40%
Dallas, TX	9.09%
San Francisco, CA	8.28%
Chicago, IL	6.91%
Las Vegas, NV	5.81%
Portland, OR	4.53%
San Diego, CA	4.29%
Denver, CO	3.95%
New York, NY	3.74%

Source: Redfin user search data for May '24 - Jul '24

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Find Us and Subscribe on YouTube: **Arizona Home Group**

YouTube: Where today's buyers are searching



The right tools to get your home SOLD!



Arizona Home Group is the EXPERT when it comes to getting the greatest visibility for your home. Once we have your property professionally videographed, we buy paid ads on YouTube, a Google powered search engine, to get videos of your home maximum exposure. Reach potential buyers nationwide, and give them a look at your property in a way photos alone can't capture!

From research and preparation, to proper pricing, to marketing your property, to negotiations and closing, experience the 100+ steps we take for YOU to get your home sold quickly and for top dollar.

Check us out and subscribe on YouTube!



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Buyer Agency

What does your Realtor do for you?

Consultation & Buyer Guide

Review Buyers home search criteria

Explain Buyer and Seller Agency relationship

Financing - Lender referral for getting pre-approval letter

Provide overview of current market conditions

Discuss earnest money and up-front costs

Creating a search based on your criteria

Educate Buyer on neighborhoods/school districts and resale value

Schedule and organize all home showings

Point out any deficiencies and pitfalls of each home

Give Seller feedback on all showings

Keep Buyer abreast of new listings

Running comparable analysis on homes of interest

Record keeping

Discuss multiple offer situations and best tactics to win the offer

Negotiating price and contract terms

Prepare offer paperwork including all addenda

Explain Home Warranty options

Distribute paperwork to Title Company and Lender

Coordinate earnest money

Verify listing data is correct

Coordinating home inspection(s) and attend inspection summary

Reviewing inspection report and what to ask for

Negotiating BINSR (inspection repairs) with listing agent

Vendor recommendations for repairs & coordinating repairs.

Go over Homeowners Association rules, bylaws and financials

Obtain all Seller repair receipts

Weekly loan status updates with lender

Transaction coordination and education throughout entire process

Remove legal burden & responsibility by working with a licensed Realtor/Brokerage

Coordinating paperwork with Title company including:

- Title insurance

- Flood/Hazard Insurance

- How to take title

Review of Seller Disclosure Statement

Review of Seller Insurance Loss History Claims

Verify appraisal

Appraisal negotiations

Vendor referrals for moving and other items that may be needed

Provide utility company information & reminder to set up

Review closing Settlement Statement

Coordinate closing signatures with Title Company

Final Walk-Through

Cure Notice (last minute issues)

Provide Home Warranty paperwork if applicable

Closing/Keys to new home

Recommendations for anything needed after closing

Copies of all legal documentation from sale

FIRPTA/Tax help if necessary

Sending Final Settlement Statement at tax time



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Why AHG?

Top 1%
Producing
Team in
AZ

Named
Top 100
by Phoenix
Business
Journal

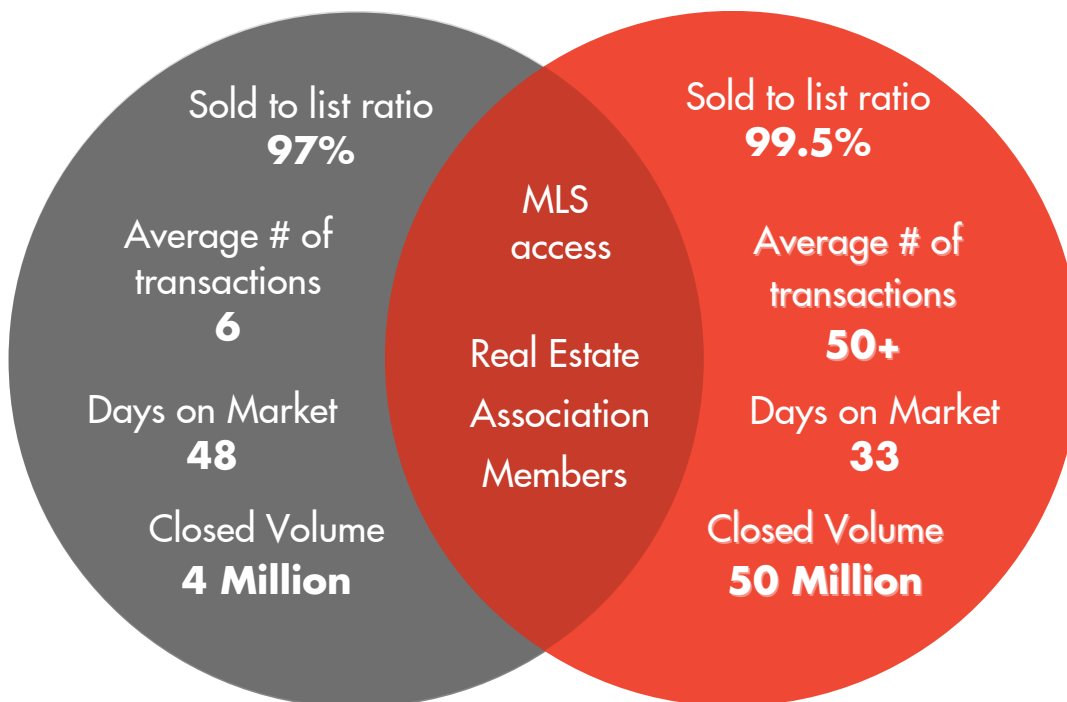
80%
referral &
repeat
business

30+ Years
market
experience

Over 300 Homes
SOLD in the last
4 years

OTHER REALTORS

AHG



A Better Real Estate Experience

Tailored services to *your* needs

Full service team

Experienced in all market conditions

Learning-based agents

Dynamic strategic marketing

Network of International KW & PLACE agents (local, national and beyond)

All 5 star reviews

Constant communication and accessibility with full time Realtors



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