



BUYING
SELLING
INVESTING

Buying or Selling a home can become a rollercoaster of emotions. Use this guide to make sure you are strapped in and ready for the next curve.



📍 Serving Greater Hillsborough,
Pinellas, Pasco, & Polk Counties

☎ 813-708-5873

OUR BUSINESS PHILOSOPHY IS AS STRAIGHT FORWARD AS THE SERVICE WE OFFER. WE PUT HONESTY AND INTEGRITY BEFORE PROFIT.



HONESTY

An honest transaction makes for a smooth transaction. Our team provides honest opinions, in-depth research and market insight to give you confidence and peace of mind.



INTEGRITY

We hold ourselves to a very high moral standard. Because of this, you will feel at ease that you are constantly being dealt with fairly and ethically by our team.



EXPERTISE

In addition to our years of experience, we make it a priority to be up to date with the latest changes regarding real estate laws, technology, education, and lending programs.

VISIT US AT:

WWW.THEMUSGRAVEGROUP.COM



Our Listing Options

| | BASIC | PRO | FULL SERVICE |
|----------------------|--------------|--------------|----------------|
| | \$ 750 | \$ 2000 | \$ CALL |
| Seller's Kit | ✓ | ✓ | ✓ |
| MLS Entry | ✓ | ✓ | ✓ |
| Listing Syndication | ✓ | ✓ | ✓ |
| Yard Sign | x | ✓ | ✓ |
| Listing Documents | x | ✓ | ✓ |
| Showing Scheduler | x | ✓ | ✓ |
| Professional Photos | x | ✓ | ✓ |
| Home Prep Consulting | x | x | ✓ |
| Offer Negotiations | x | x | ✓ |
| Contract Paperwork | x | x | ✓ |
| Electronic Signing | x | x | ✓ |
| Marketing Package | x | x | ✓ |
| and More... | x | x | ✓ |
| | Due Up Front | Due up Front | Due at Closing |

*The costs displayed reflect the cost for limited listing services provided by The Musgrave Group. These costs are a one-time fee paid up front. We do allow paying for these services at the time of closing of your home, however there is a 25% additional fee assessed and this fee must be paid up front. These fees do not include any commissions offered to a buyer's agent. In order to list your property on the MLS you are required to offer some amount of compensation to a buyer's agent. This number can be calculated as a % or a flat fee.

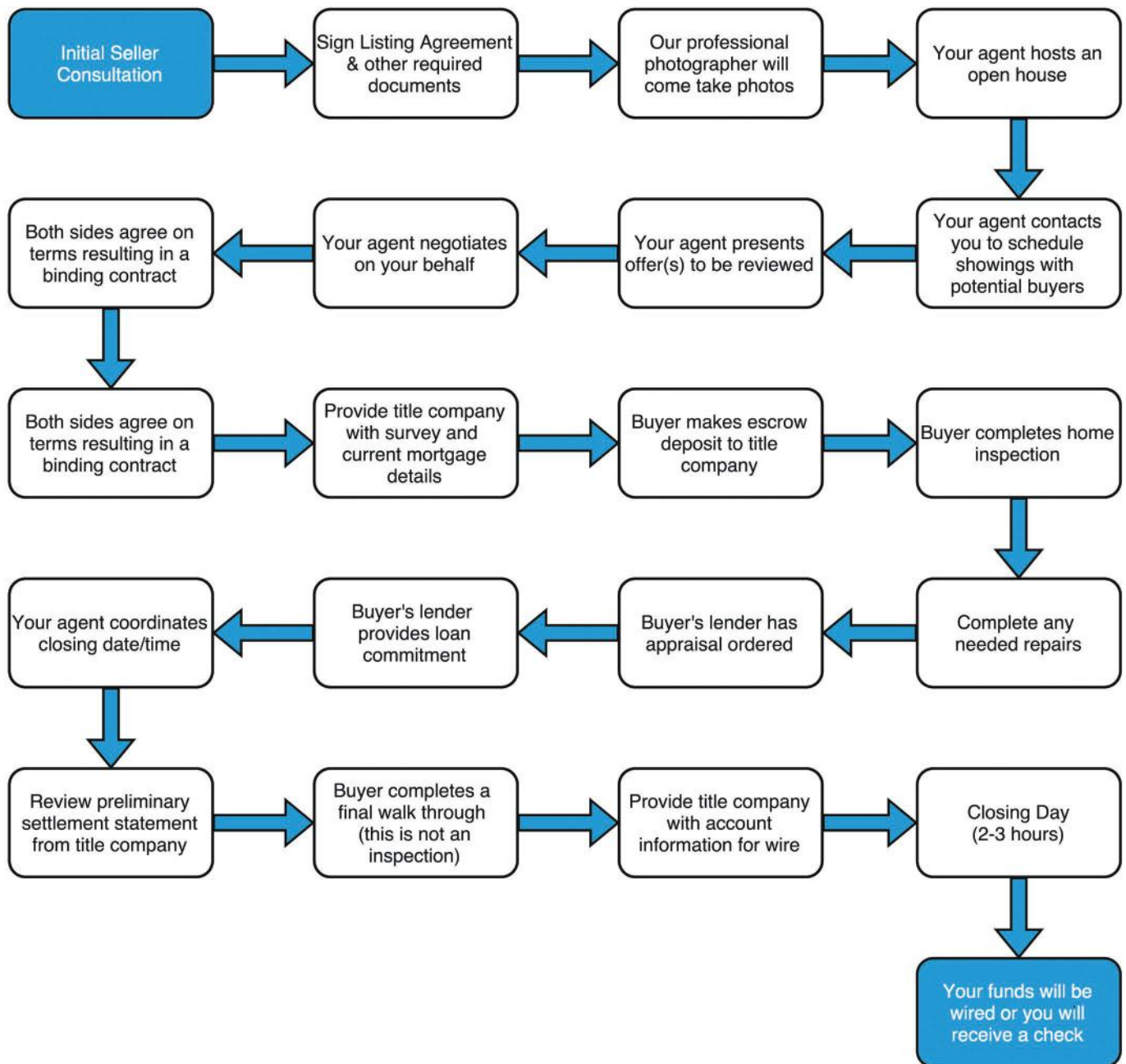


Types of Representation

| Agent Responsibilities | Transaction Broker | Single Agent | No Brokerage Relationship |
|---|---------------------------|---------------------|----------------------------------|
| Dealing Honestly and Fairly | X | X | X |
| Accounting for all funds | X | X | |
| Using skill, care, and diligence in the transaction | X | X | |
| Disclosing all known facts that materially affect the value of the property | X | X | X |
| Presenting all offers and counteroffers in a timely manner | X | X | |
| Limited confidentiality | X | | |
| Loyalty | | X | |
| Confidentiality | | X | |
| Full Disclosure | | X | |
| Obedience | | X | |
| Duties of agent must be fully described and disclosed | | X | |
| Accounting for all funds entrusted to the licensee | | | X |



Selling Your Home



Preparing For Pictures

General tips for all areas of the home

- Thoroughly clean whole house (vacuum carpet, mop hard floors, clean countertops, clean windows)
- Turn all overhead lights and lamps ON
- Replace all burned out light bulbs
- Use bulbs of the same temperature (ALL incandescent or ALL compact fluorescent)
- Turn all ceiling fans OFF
- Turn all TVs OFF
- Turn all computer screens OFF
- Open blinds/window treatments to let in outside light
- Remove personal photographs (or replace with general landscape/object photographs)
- Make all beds
- Remove small floor rugs to reveal actual flooring
- Place all shoes/jackets in closets

Front Exterior

- Close garage doors
- Remove cars from driveway and front of home
- Clean up landscaping (mow, trim shrubs, clear leaves)
- Remove empty planters
- Use broom to remove cobwebs from eaves and door frames
- Remove visible water hoses
- Remove toys, sports balls, basketball goals, soccer goals, etc.

Backyard

- Clean porch, tidy up outdoor tables/chairs/cushions
- Pillows/cushions should be fresh, not faded
- Clear out kid's toys, balls, frisbees, etc.
- Clean pool
- Remove pool vacuum/cleaner hose
- Hide pool cleaning supplies
- Turn on pool fountains/water features
- Remove visible water hoses
- Remove trash cans

Kitchen

- Clear countertops completely. No knife blocks, baking supplies, mail, etc.
- Leave out max of one small appliance (ex. coffee maker)
- Clear outside of refrigerator of magnets, papers, photos, etc.
- Hide garbage cans in pantry or closet
- Remove dishes from sink, place in dishwasher

Dining Room/Table

- Clear table, dust and polish the table top
- Use decorative place setting if available
- Feature one center piece such as a bouquet of flowers
- Straighten all chairs and space them evenly
- Remove child seats/booster chairs

Living/Family Room

- Remove stacks of magazines, papers, mail, etc.
- De-clutter fireplace mantel/hearth (no more than 5 items, including art)
- Clean interior of fireplace and re-paint if needed
- Fluff and arrange furniture pillows
- Remove kid's toys

Master Bedroom

- Make bed, including decorative pillows/shams if available
- Press bed linens and bed skirts
- Clear nightstands of all personal items
- Store away phone/tablet charging cables
- Remove all clutter from top of dressers
- Remove family photos from walls
- Clean under bed, removing items that may show in the photos

Kid/Guest Rooms

- Remove personalized names from walls
- Remove wall stickers/posters
- Remove diaper genies
- Clean under bed, removing items that may show in the photos

Bathrooms

- Clear countertops completely. No soap, toothbrushes, medications, deodorant, etc.
- Put toilet seats down, Close closet doors, Remove Floor Mats
- Remove shampoo, soap, loofahs, etc. from showers and tubs
- Remove dirty towels - leave out only new, unused towels

Pets

- Place food and water bowls in pantry or closet
- Place pet beds/toys in pantry or closet
- Use lint roller on furniture to remove pet hair
- Contain pets in hidden crate or outside
- Clear back yard of pet waste/toys



Property Address: _____

Date: _____

Please Sign in

| Name | Phone | Email |
|------|-------|-------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



Preferred Vendor List

\$ Mortgage Lender

The Goodwin Mortgage Group | Josh Goodwin | 813-281-4865
America's Mortgage Professionals | Richard Martino | 813-209-9027

📷 Professional Photographer

Febre Frameworks | 813-385-6609
149 Photo | 407-377-7766

🛋️ Professional Staging

Lisa Butt | 760-716-0910

🏠 Insurance Provider

FL Strategic | Mike & Heather Puffer | 813-777-2728
Agents Net | Hayes Dunne | 813-481-8647

🏠 Residential Appraiser

Champions | Juan Long | 813-484-8185

🔑 Real Estate Attorney

Franchi Law | William Franchi | 813-314-7964

🚚 Moving Company

College Hunks Moving | 813-213-0443

🔧 General Contractor

Mr. Repairs Tampa | Mauricio Casas | 813-243-1111

🏠 Property Management

Home River Group Tampa | 866-996-7264
CTV Property Management | 813-708-5873

🔍 Home Inspector

Southern Skies Home Inspections | 813-727-0250
Rock Solid | 727-408-1088