

ACTION

6 Step Home Buying Program



Since 2008, I have had the privilege in helping over **1000** home buyers & sellers make a move in the greater Winnipeg & surrounding areas. I'd love to help YOU too! I have developed my exclusive *6 step* home buying program. I call it ACTION! After all, action creates action and that is what will help in the process of finding a home for you. This program is Fast, Fun & FREE! Allow me to help and do the heavy lifting for you. The process for you will be an enjoyable one, I promise!

My Guarantees To You:



Get access to ALL homes for sale with my program. PLUS, homes coming to the market, off market, bank foreclosures & other exclusive deals with me!



My program is absolutely FREE! My help won't cost you a cent and I will be with you to help from start to finish!



There's no pressure to EVER buy a home. I'm available to help you find the perfect home, NEVER sell you one!



We will find the perfect home. If you're unhappy for any reason in the 1st 12 months, I will sell it for FREE & waive my normal list end fees.

THE 6 STEP HOME BUYING PROGRAM:

1 APPROVED

The first & most critical step before house hunting is a FIRM pre-approval with your bank OR my on team mortgage broker with access to more than 40 lenders, 0 DOWN options & more. Your income, employment, source of down payment, & credit history will need to be verified & checked. This is a standard rule for mortgages. NO SURPRISES later!



2 CRITERIA

Once your pre approval is in place, we will determine the criteria for your home search. This will be based on your pre-approval amount and also other variables such as: location, type of property, how many bedrooms/bathrooms, etc. You will receive ALL real estate listings from ALL companies the MINUTE they hit the market. Right to your email.



3 TOUR

After you view your daily listings via email, if any are of interest to view, you can simply notify me. I will take care of the rest & arrange all showings of homes, when convenient for you. 7 days a week! Just us and the homes you wish to view. NO pesky realtors or home owners trying to sell you their home! As many homes as you like to view!



4 INVESTIGATE

Whether we view 5 homes or 100, once you find the one you like, we will investigate it further. Mechanical, electrical, plumbing, foundation, neighbourhood, history of home, & comparable sales of similar homes to ensure what you're planning to purchase is a solid investment & that you are NOT over paying.



5 OFFER

After we investigate the home of interest and you're interested in making an offer, I will prepare all paperwork, negotiate the best terms and price for you & ensure you are protected legally too! Upon acceptance of your offer, I will take care of all paperwork with the lender, lawyer & help with any further inspections, etc.



6 NEW

Once all conditions on your offer have been fulfilled, you can start planning your move to your NEW home! Congratulations! You can feel assured your decision will be a good one. If you're unhappy for any reason in the first 12 months, call me. I'll waive my normal list end fees & sell it for FREE. My GUARANTEE to YOU!



Shawn Sommers
REALTOR



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Proud member of Winnipeg Real Estate Board & "Medallion" recipient/Century 21 Canada "Centurion Hall Of Fame" since 2008 - TOP 10% of all REALTORS in Winnipeg & Canada based on number of homes sold annually