



What does the  
*Move In Certified*  
program provide?

## Reduces Sellers Liability

- Alerts the seller to any immediate safety issues before visitors enter the property to tour the home
- Provides full disclosure protection from future legal claims



## Justify Sales Price

- Helps the seller realistically price the home
- The report can help the seller substantiate a higher asking price
- Helps the buyer realistically view the property and not expect "the perfect home"
- Helps the buyer understand *what* they are purchasing

## Improves Negotiations

- Provides an unbiased opinion to offer potential buyers
- Permits the seller to attach repair estimates or paid invoices to the inspection report
- Removes over-inflated buyer procured estimates from the negotiation table

## Convenience

- Inspection is conducted at the seller's convenience
- The seller can choose who inspects his home
- Gives the seller time to make repairs and shop for competitive contractors
- The seller can assist in the inspection and report preparation

## Improved Marketability

- The report provides a third-party, unbiased opinion to offer potential buyers
- Make the home show better
- Keep “one step” ahead of competitive listings

## Additional Benefits

- A clean home inspection report is hosted online as a marketing tool
- The property is listed on line with other certified homes to drive potential buyers viewing other certified homes to this listing
- *Move In Certified* Yard Signs available

- A clean home inspection report is hosted online as a marketing tool
- The property is listed on line with other certified homes to drive potential buyers viewing other homes to this listing
- The report may encourage the buyer to waive the inspection contingency



- A seller inspection lightens negotiations and 11th hour renegotiations
- The deal is less likely to fall apart the way they often do when a *buyers* inspection unexpectedly reveals problems at the last minute
- The report provides full disclosure protection from future legal claims

## Our Goal in this Inspection

- Provide a Safe home
- Identify required repairs to fulfill the listing contract
- Assist the seller in what will be inspected by a buyers Inspector
- Address potential issues which should not be considered in the sale (a re-sale home is not new construction and does not require upgrade)
- Assess property condition to substantiate asking price
- Overcome potential objections before they are voiced
- Make the property more marketable

*A Move In Certified Inspection* is the ultimate gesture in forthrightness on the part of the seller

Agent Inspector Referrals  
are Insured