

## HOME BUYER SERVICES

Northwest Realty Consultants offers a variety of services for the home buyer. We can help you shop for listed as well as by owner properties, and we will help you with as much or as little of the process as you need. We were the first office in the mid-valley to offer buyer agency (in 1984), and we pride ourselves on providing exceptional service.

Some examples of how you can use us follow:

- \* Help with shopping for any real estate office's Multiple Listed properties. Included is expert advice on the pros and cons of each home you visit. In this case our fee usually is paid by the seller.
- \* Hourly consultation and advice regarding the purchase of a property that is for sale by owner. We can help with as much or as little of this process as you need.
- \* Ideas for analyzing or development of property.
- \* Help with the purchase of the home you currently rent.

Each of our agents is a REALTOR®. Most have at least 10 years of experience & over 200 transactions under their belts. We can provide you with the experience you need to make a smart move. No matter how you choose to have us work for you, we will work hard and earn your trust.

## Lincoln County MLS



### Want a View Like This?

Would you like to retire to a home with ocean views? Or, do you have a beach vacation home you would like to sell? We can help you with your central coast property needs. Since we are part of the Lincoln County Multiple Listing Service, we can help you with real estate from Yachats to Pacific City. Call us today for more details.

We really enjoyed working with you. I always felt that our questions were answered, and we just received great service, day in and day out.  
*Chris and Emily Quaka*



Rick and I appreciate your professionalism and attention to every detail. When the transaction took an unexpected delay, you kept us informed and confident that we had options. You stayed on top of the situation and saw it through to the end. If we were to sell another home, we would surely come to Northwest Realty Consultants.  
*Rick & Letitia Gamez*

Thank you for the excellent job of assisting us with our sale and purchase through your Homes By Owner services. We were encouraged from day one that we were capable of doing the necessary work and confident that we would be supported and guided along the way.  
*Oscar and Carole Gutbrod*



Our REALTOR® team at Northwest Realty Consultants was a joy to work with. Both were patient as we weighed decisions and as we juggled busy schedules. Thanks to their knowledge of the market and our personal preferences, they found the perfect home for us.  
**Thank you team!**



*Alicia and Jeremy Lucke*



# Northwest REALTY CONSULTANTS

Since 1984, we've helped  
over 13,500 people buy  
and sell their homes

**TWO OFFICES TO SERVE YOU!**  
904 N Albany Rd NW      360 NW Tyler Ave  
Albany, OR 97321      Corvallis, OR 97330  
541-928-8440      541-753-4567  
FAX: 541-926-2143      FAX: 541-753-2620

**VisitNRC.com**

## BY OWNER SERVICES

We can help you with as much or as little of the sale of your home or property as you need. Most people are happy to show their home themselves, handle open houses, and create online ads and marketing flyers, but they want help with the following:

- Pricing their property
- What's worth doing in preparing the home for sale
- What a lender is likely to require
- What a home inspector might say about the property
- Furniture arrangements
- Decorating pointers
- Ideas and samples of ads & flyers
- Knowing what to expect during the sale process:
  - \* *how much earnest money to ask for*
  - \* *common contingencies*
  - \* *required disclosures and inspections*
  - \* *what to do when a real estate agent calls*
  - \* *negotiating & drafting sale agreements*
  - \* *financing, the steps through escrow & closing*
  - \* *and many others*

We are licensed real estate brokers here to lend a knowledgeable hand to help guide you through this generally fun and financially beneficial process. Besides, it can be very rewarding meeting & working through this process with the next owner of your home or property.

## BY OWNER SERVICES FEES

**Hourly** - paid monthly - \$140/hr - To help you through this whole process averages just under 9 1/2 hours, or \$1,330. Your cost could be more, or less.

**Flat Fee** - paid at closing - \$2,295 with you creating your own marketing flyers and ads. \$2,595 with us creating your flyers & ads. (Advertising costs paid by owner.)

*As you can see, any of the above options is a big savings over the typical 6% commission.*

## LISTING SERVICES

If selling your home by owner is not for you, we can also list your property. We are members of the Willamette Valley Multiple Listing Service, the Lincoln County Multiple Listing Service and we belong to the National Association of REALTORS®. We have several listing options available to you, they are as follows:

### HOURLY + COMMISSION

Real estate fees don't need to be a commission paid at closing. Hourly fees are an option. With the Hourly + Commission option our listing side fee is hourly. Your home is placed in the Willamette Valley Multiple Listing Service or the Lincoln County Multiple Listing Service and a fee is paid to any office that sells your home. A \$650 fee is paid up front to place your home in the appropriate Multiple Listing Service. This fee entitles you to a listing ad on our website as well as in the Homes By Owner Guide. A commission (usually 2.5% to 3%) is paid to the office that brings in the buyer and sells your home. This commission is paid at closing. Our hourly fees are payable monthly.

You have the option to participate in the marketing of your home. Other ads can be placed so you can receive the ad calls and host open houses. If you find the buyer, and they aren't working with an agent, you save the buyer's agent commission.

All advertising costs, besides our website and our Homes By Owner Guide, are paid by you.

### 1% SOLUTION

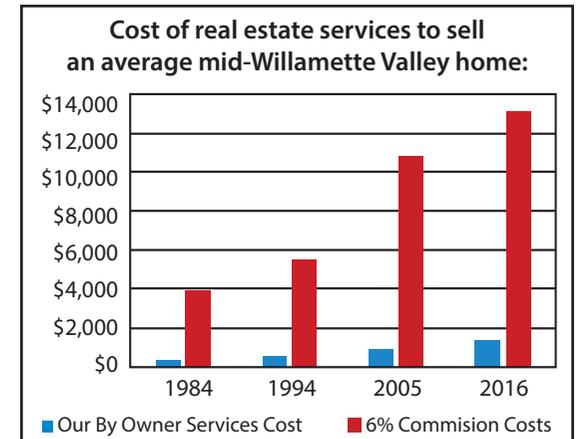
This is the same service as the Hourly Plus Commission except that there are no hourly fees. A \$650 fee is still paid up front. Our fee is 1% of the sale price, with a minimum fee of \$2,250, and is paid at closing.

All marketing and advertising policies are the same as the Hourly Plus Commission option.

By law, all fees are negotiable.



Willamette Valley  
MULTIPLE LISTING SERVICE



## FULL COMMISSION

Northwest Realty Consultants also offers traditional commission listings where we help you with all aspects of the sale of your home. Your property would be in the appropriate Multiple Listing Service. The commission is paid only when the property sells. All costs, including advertising and use of the Multiple Listing Service, are covered by the commission. If the property does not sell in the timeline set forth in the listing agreement, you will owe nothing.

## PROPERTY MANAGEMENT

Our property management department offers full service with a personal touch. Our staff manages properties in Philomath, Corvallis and Albany. We are very thorough with tenant background checks, perform property inspections at least twice a year, and treat your property like it is our own. Our rates are quite competitive.

In all of the above options  
**Northwest Realty Consultants**  
will do the best we can to meet your needs.

[VisitNRC.com](http://VisitNRC.com)



Our moving van  
is available to clients  
for a nominal charge.