



Cummins Real Estate

A Sellers Introduction

Michele Cummins



CONTACT

🌐 www.michelecummins.ca

✉ mcummins@remax.net

☎ 778-885-4659

SERVICES PROVIDED

- Radio Airtime
- Podcast
- Certified Luxury Marketing Specialist
- Staging, Prepping & Media
- REW.ca & Print
- Certified New Home Construction Specialist
- Branding
- Certified Negotiator
- Magazine exposure



MICHELE CUMMINS

Personal Real Estate Corporation

I have had the opportunity to help many sellers & buyers over the past 21 years of being a licensed REALTOR® and I'm excited to offer you my services as well. With hard work I've become the #1 selling Realtor out of all REALTORS® with the prestigious RE/MAX and for that matter ALL of the RE/MAX offices in the Fraser Valley and Chilliwack areas (2015 - now). I am a Personal Real Estate Corporation and I'm in the top 1% of all Realtors Nationwide and I look forward to working hard for you too! I wanted to start you off on the right path with getting to know me as the REALTOR® to trust with your Real Estate needs.

WHAT SHOULD YOU KNOW ABOUT ME?

MY MISSION STATEMENT

Whether you're selling or buying, you need an experienced, knowledgeable agent to help you get through the process with minimal stress - and maximum satisfaction. So, how do I do it all? I focus on my clients and getting the most out of the real estate market for them specifically. I push hard for their satisfaction in the property they are buying - or selling - as well as maximizing their money. It's a passion of mine to not only know that my clients are happy, but that their needs are met completely. This is crucial to my client's success – and what drives me to work so hard!

MY OBJECTIVES

- Listen carefully to make sure I understand YOUR objectives and preferences
- Explain the Real Estate buying and selling process thoroughly
- Discuss agency representation
- Diligently search for a property that meets your criteria and Market your home for the best possible selling price & terms
- Send you new listings as soon as they come on the market and even before they hit the market
- Provide you with a market analysis, so you are fully aware of what your home is worth in today's market and are comfortable with the prices in your desired neighborhood
- Negotiate on your behalf
- Communicate consistently, so you know what to expect



MAGNOLIA

SERVICES PROVIDED

- Radio Airtime
- Podcast
- Certified Luxury Marketing Specialist
- Staging, Prepping & Media
- Full Front Page Exposure
- Certified New Home Construction Specialist
- Certified Negotiator
- Magazine exposure
- Social Media Advertising

\$1,375,000

1343 STROMDAHL PLACE, AGASSIZ

BREATHTAKING sunsets, VIEWS from every window of Fraser & Harrison rivers, Mountains & Valley! Located in beautiful Harrison Highlands on Mt Woodside, this multi-generational masterpiece offers 5bdrm, 5bth & legal suite equipped w/ a chair lift for seamless accessibility. From watching families skate on the pond in winter to witnessing hang gliders descend from Mt. Woodside in Summer, every moment here is filled with wonder and adventure. Marvel at the fully insulated & heated shed & garage. Embrace sustainable living with solar panel efficiency and enjoy lush greenery thanks to the full irrigation system & automatic generator. W/ close proximity to Sasquatch Mountain Resort, Sand Piper Golf Course & more! You don't wanna miss this one! Floor plan available.

www.michelecummins.ca

MICHELE CUMMINS
Personal Real Estate Corporation
778-885-4659




LISTEN TO
MICHELE CUMMINS
RADIO SHOW
SATURDAYS AT 8AM ON

107.1 COUNTRY

778-885-4659
www.michelecummins.ca



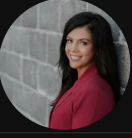



MAGNOLIA

MICHELE CUMMINS
Personal Real Estate Corporation
michelecummins.ca | mcummins@remax.net
778-885-4659

#1 RE/MAX Agent in the Fraser Valley 2016-2025
1% of all Agents, Canada wide 2016-2025 REP

Fraser Valley Real Estate & Living
@michelecummins-prec • 1.75K subscribers • 583 videos
Hello! Welcome to my YouTube channel (Fraser Valley Real Estate & Living). My name is Michele Cummins. michelecummins.ca and 5 more links


michelecumminsrealtor
3,509 posts • 4,582 followers

Michele Cummins REALTOR
Property • RE/MAX Magnolia Broker/Owner
Radio Host on 107.1 FM • Serving all things Real Estate. Top 1% of all agents in the Fraser Valley.
linktr.ee/MicheleCummins

Michele Cummins - RE/MAX Magnolia
4.1K followers • 948 following
where Farmhouse meets Gastown in the Fraser Valley
Striving to bring exceptional service where Farmhouse meets Gastown in the Fraser Valley

Following
Posts
About
Photos
More

WhatsApp



Some Real Estate Terms to Know!

Addenda (Addendum): An attachment to the Purchase & Sale Agreement.

Agency: The relationship that a real estate agent has with a customer or client.

Buyer Broker: An agent who represents the buyer in a transaction.

CMA: Comparable Market Analysis, or an opinion of a home's value.

Comps: Properties used as "comparables" on a CMA.

Disclosure: Verbal and/or written communication regarding agency, property condition, etc.

Down payment: Initial investment on a home loan.

EM deposit: Earnest money deposit, or good faith deposit provided as consideration when a buyer offers a contract to a seller.

FHA: A type of loan, government insured financing.

Key box/lock box: MLS electronic key, which allows agents access to listed properties.

List (Listing): When a seller signs a listing agreement with a broker to market their property.

Listing Agent: Agent who takes a listing on behalf of the broker.

Subjects : terms to be met before a contract becomes firm.

Lock-in: A term to obtain the interest rate at today's rate, or lock-in the rate.

MLS: Multiple Listing Service. An organization that distributes information on properties listed by MLS member brokers.

Property Profile: An informational/fact sheet about a property on the market.

Purchase and Sale Agreement: A contract between a buyer and a seller to purchase real property.

Transaction: A listing sold or the sale of real property.

Each property is unique. I am trained in negotiations to help my clients get the most out of their transaction of selling and buying Real Property. Because the process can be lengthy and sometimes confusing, I want you to know that I will be here to help you through every step. My goal is to help you with acquiring the property that suits you best and aligns with your needs, helping you to make the best possible investment decision and making your Real Estate experience as easy and enjoyable as possible!

I can, or have already set you up on a program that our clients are privy to, which shows us listings before they hit the MLS system. This is in your benefit since in the Real Estate market we all know that time is of the essence in getting the best property and at the best price. I will provide you with valuable information about the real estate market and many other helpful topics along the way. To get the latest Real Estate Statistics in the specific area you're looking in, let me know and I will email them to you.

I am happy to answer any questions you might have so please don't hesitate to call, text or email me at any time. Thank you for the opportunity to be of service. Let's communicate your needs!



What Can You Expect as a Client of Mine?

"Michele was beyond words amazing. Always available, very knowledgeable and never pushy. Her network of tertiary contacts was impressive and reliable (staging, repairs, inspections, mortgages etc) Most importantly we never felt like we were "just another sale." WILL use her again and absolutely recommend."

- Marcin & Alicia

"We have absolutely no hesitation in highly recommending Michele for a professional, helpful and efficient service. She has great knowledge of the local market. Definitely recommend Michele, she kept us informed with all the information and progress on her side, while buying our first house through her. Thank you for your support."

- Navdeep & Ralph

"Michele is AMAZING! We bought our first house with her and she was incredible to work with! She's patient, knowledgeable, detail oriented, attentive, creative and a professional at every level. She always had our best interests in mind. We can't imagine using anyone else for our real estate needs! "

- Rick & Dana

"When we decided to sell our house in Mission, we googled top realtors. Michele was one of the 3 realtors we contacted. Right from the start, she provided a phenomenal package. After a few discussions with the top 3 realtors we were considering, the choice became clear. We chose Michele Cummins. We are out of town owners and Michele took care of everything. To say she offered a full service brokerage is an understatement. We literally did not set foot in the house from the time we listed with her to the time it sold. I have already recommended Michele to some good friends of mine and would highly recommend her for anyone else looking for a realtor."

- Rob and Tor



MAGNOLIA



Have your Home marketed **The Cummins Way.**

Physical Exposure

- Downtown window display of your listing at our RE/MAX Mission Office
- Drone video, floor plans, professional photography & walk through videos, and feature sheets/ property brochures.
- Exposure through my membership in the Asian Real Estate Association of America (AREAA).
- Public Open House Events
- Special Event Exposure (i.e. Realtor Luncheon and MLS Realtor tours at listings).
- Full service providers on call for any prep work needed.

Digital Marketing

- Radio Advertising on Country 107.1 for all stages of the sale of your home.
- Featured on the most used third party real estate website REW.ca.
- Weekly updates on your listings engagement through our streams of marketing.
- Paid and Targeted Ads through our online platforms to maximize eyes on your property.
- Your property exposure video on Michele Cummins PREC Youtube channel.
- Exposure through Remax, international website and RE/MAX collection, as well as RE/MAX commercial (if applicable).

My Resume



Children's
Miracle Network
Hospitals®
Helping Local Kids



CERTIFIED DISTRESSED
PROPERTY EXPERT®



- Certified Negotiator
- Real Estate Representative since 2003
- Licensed Realtor with RE/MAX
- Experienced in all Real Estate transactions including but not limited to; Strata, developments, executive properties, farms, Commercial and residential.
- Top 1% of all Realtors Nation wide
- Multi-year Medallion award recipient
- RE/MAX Hall of Fame Award & Diamond Award
- Certified Luxury Home Marketing Specialist
- Certified New Home Construction Specialist
- Certified Distressed property Expert
- Member of the Asian Real estate Association of America
- Member of the local Chamber of Commerce
- Served as your Government liaison on the Government relations committee at the Real Estate Board and for BCREA
- Proudly sponsors, with The Cummins Real Estate Group, Street Cleaning in her areas of expertise
- Michele donates a portion of her commission out of each and every transaction to the BC Children's Miracle Network - Making each home a "Miracle Home"
- Michele offers evaluations through donations to the Union Gospel Mission and matches those donations up to \$500.00



*Each office
independently owned
and operated

Cummins Real Estate

For All of Your Real Estate Needs.

Thank You!

*Listen to my weekly local
Radio Show wherever
you get your podcasts*



MAGNOLIA