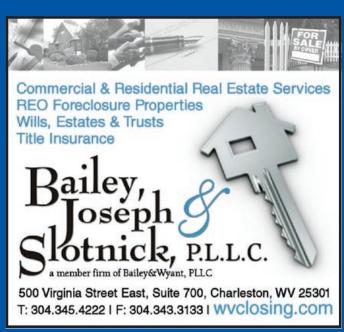


Legal Size Folder









www.lubedealer.com/taylormadeservices

Dr. Sarah W. Stephenson

3703 MacCorkle Avenue SE







Toll Free: 888.430.1546 x 227 自 Cell: 304.419.0390 Email: barry.stollings@bankofamerica.com 100-3 Great Teays Boulevard • Scott Depot, WV 25560



PAT BUTNER

Allied Membership ASID • B.F.A. Interior Design

PROFESSIONAL INTERIOR DESIGNER

COMMERCIAL & RESIDENTIAL SERVICES

South Hills Family

Dental Care

LISA McDADE - Branch Manager

PURCHASE • REFINANCE • DEBT CONSOLIDATION

304-586-2733

16 Frazier Ln. • Red House, WV 25168

Fax 304-586-0935 • Cell 304-546-3489

www.strebermortgage.com • lmcdade@strebermortgage.com

U S A official we love having you here.™

MOUNTAINEER CONTRACTING

& INSPECTION L.L.C.

Winfield Hampton Inn

4190 State Route 34

Hurricane, WV 25526

Fax: (304) 760-7293

www.hamptoninn.com

(304) 760-7292

MB #24399

Builder

Business

Hampton

PAT BUTNER

Charleston, WV 25304 (304) 746-6090

Email pbutner@aol.com

Fax (304) 746-6092 Cell (304) 552-1168

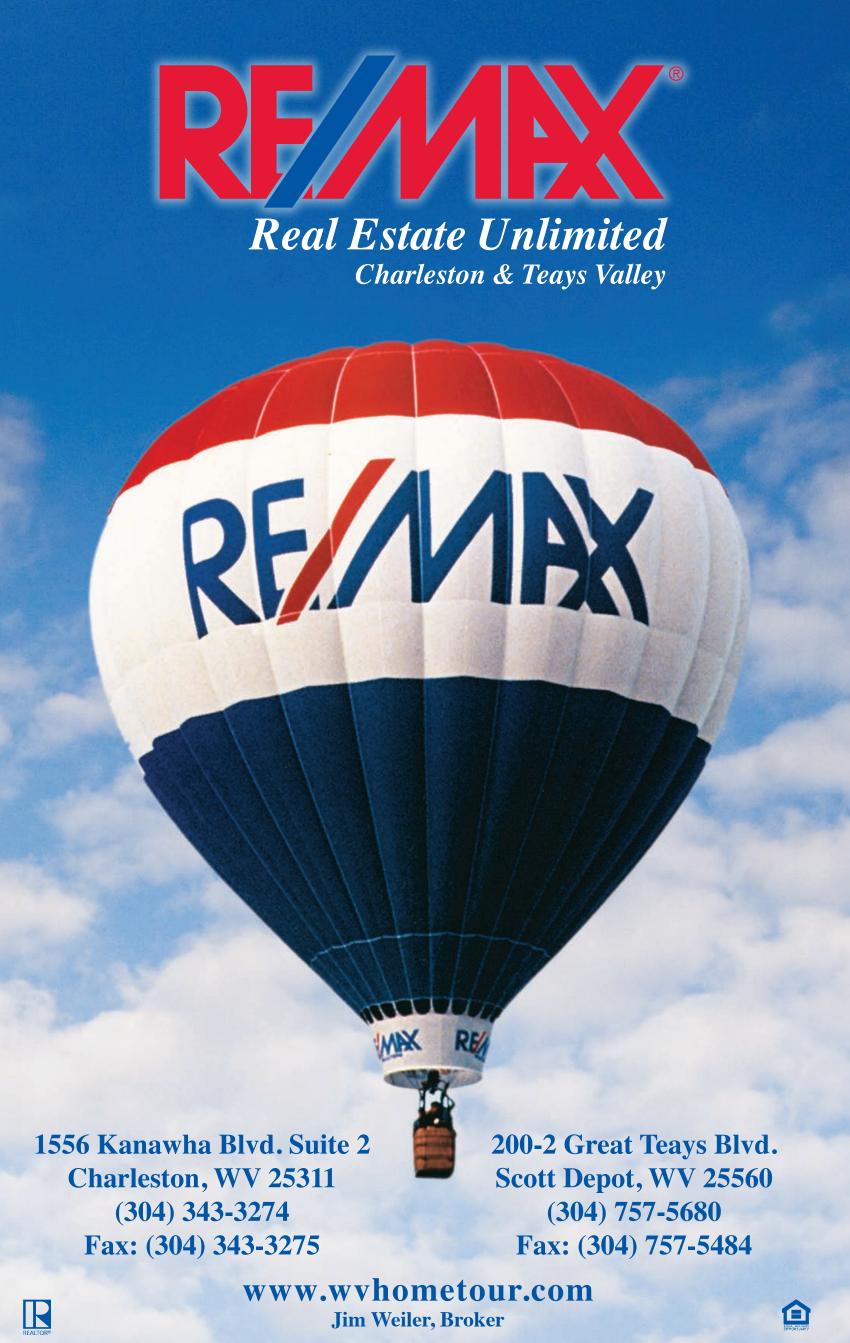
Suite 200

4112 MacCorkle Ave. SE

INTERIORS, LLC.







Attorney's Real Estate





4650 First Avenue PO Box 219 Nitro, WV 25143 Fax 304-755-1292 www.RBCB.com





F 304-720-3451



Fax 888-351-2942



Where Experience Makes the Difference! Office 304-776-7201 30 Mobile 304-553-4399

www.Tri-StateBuildingInspectionsLLC.com



Siding, windows, doors, decking, metal roofing, columns, railing, gutters, and cultured stone.

304-722-3301 415 First Ave Nitro www.norandex.com



SURVEYING

KEVIN D. SCHAFER, PS - PRINCIPAL 199 HEADLEY DRIVE • CHARLESTON, WV 25312 **Cell:** (304) 552-4271 • schafer@wildblue.net

PHONE: (304) 746-4734



Winfield (304-586-2300) www.pocavalleybank.com

Clendenin (304-548-7329) **Elkview** (304-965-7730) Clendenin (304-548-7329) Elkview (304-965-7730) Poca (304-759-1010) Sissonville (304-984-1997) **Spencer** (304-927-1492) **Walton** (304-577-6611)

WALTONWORKS Appraisal Services Cindy Walton • (304) 925-5844 **205 41**st **Street SE • Charleston, WV 25304** LR0785 Fax: (304) 925-5844 • Email: Waltonart@hotmail.com



Better rates on better policies means **BETTER INSURANCE.** Call or stop by today for a quote on your homeowners insurance.

Auto Home Life Business

HUNTER INSURANCE & FINANCIAL - Barry A Hunter, CLU 1434 Greenbrier St • Charleston, WV 25311

Nationwide® On Your Side

THE LAW OFFICES OF JOHNSON AND LOPEZ, PLLC 1210 Kanawha Blvd., East • Charleston, WV 25301 Telephone (304) 342-4102 Fax (304) 342-4115 Email sara@johnsonlopezlaw.com





Office: 304-201-2215 • fax: 304-201-2217 • PO Box 521 • Scott Depot, WV 25560 Email: valleyappraisal@wvdsl.net • Website: www.valleyappraisals.com



What Puts. Your RE/MAX Agent "Above the Crowd"

- The *agent* is responsible for all marketing expenses
- The *agent* is in business for himself
- The *agent* is a full time career professional
- The *agent* must be current with today's technology
- A commitment to excellence
- Success is a tradition
- Unconventional wisdom
- Most successful relocation professionals in the world

20 Steps to Help You Sell Your Home

MAKE THE MOST OF THAT FIRST IMPRESSION A well-manicured lawn and shrubs, and a clutter free porch prospects. So does a freshly painted or a freshly scrubbed front door. If it's autumn, rake the leaves. If it's winter, make of unnecessary items. sure there's no ice on the sidewalk or steps. The fewer obstacles between prospects and the true appeal of your home, the better.

MAKE ROOM FOR SPACE Remember potential buyers are looking for more than just comfortable living space. They are looking for storage space too. Make sure your attic and basement are clean and free

LIGHTEN UP AT **NIGHT** Turn on the excitement. Turn on all your lights, home in the evening. Lights add color, warmth, and make prospects feel welcome.

DON'T APOLOGIZE No matter how humble your abode never apologize for its shortcomings. If a prospect volunteers a derogatory remark about you home, let Dan handle the situation.

KEEP A LOW

do, but Dan knows the buyers. He will

know what they need or what they want. Dan will have an easier time articulating

the virtues of your home if you stay in the

PROFILE

Nobody knows your

home as well as you

DON'T TURN YOUR

HOME INTO A

SECOND-HAND

STORE

INVEST IN A FEW HOURS FOR FUTURE DIVIDENDS Here's your chance to clean up in real estate. Clean up in the bedroom, the bathroom and the kitchen. If your woodwork is scuffed or the paint is fading, consider some minor redecoration. Fresh wallpaper adds charm and value to your property. Prospects would rather see how great your home looks than hear how great it could look with a little work.

CHECK FAUCETS AND

Dripping water rattles the

DON'T SHUT OUT A SALE

If cabinets or closet doors stick

sure they will also stick in the

in your home, you can be

prospect's mind. Don't try to explain sticky

situations when you can easily plane them away. A little effort can smooth the way

BULBS

what is right about your home.

towards a closing.

suggests faulty or worn-out plumbing.

Burned-out bulbs leave prospects in the dark. Don't let little problems detract from

CLOSETS time to box those unwanted clothes and donate them to charity.

MAKE YOUR

damaged or unsightly caulking in the tubs

CREATE DREAM

Wake up prospects to the cozy

BEDROOMS

a spacious look, get rid of excess furniture.

Colorful bedspreads and fresh curtains are

and showers. For added allure, use your

best towels, mats and shower curtains.

BATHROOMS SPARKLE

Bathrooms sell homes so let

them shine. Check and repair

CONSIDER YOUR AVOID CROWD **SCENES** The better organized a closet, the larger it appears. Now's the

Potential buyers often they enter a home filled with people. Rather than giving your house the attention it deserves, they are likely to hurry through. Keep the company present to a minimum

WATCH YOUR PETS Dogs and cats are great companions, but they are not when you're showing your home. Pets have a talent for getting in the way. Do everybody a favor: keep your dog or cat outside if you can, or at least out of the way. Also, be sure your home does not have any pet odor that could make the

buyer feel uncomfortable.

When a prospect comes to view your home don't distract them with offers to sell your furnishings. You may lose the biggest sale of all; that is, your home.

THINK VOLUME Rock 'n roll will never die, but it might kill a When it's time to show your home, it's time to lower the volume on the stereo or TV.

DEFER TO **EXPERIENCE** When prospects want to talk about price, terms let them speak to the expert, Dan Walker. That's when a good agent earns his or her pay by putting highly effective negotiating

THINK SAFETY Homeowners learn to live with all kinds of self-set booby-traps: roller skates on the stairs, festooned extension cords, slippery throw rugs and low-hanging overhead lights. Make your residence as non-perilous as

OPEN UP IN THE DAYTIME Let the sun in. Pull back your curtains and a drape so prospects can see how bright and cheery your home really is. Be sure your windows are sparkling clean too.

Be friendly, and don't try to force conversation. Prospects want to view your home with a minimum of distractions

HELP YOUR AGENT Your RE/MAX Associate selling your home if showings are scheduled through this office. You'll also appreciate the results.