



BEAUMONT

& ASSOCIATES



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Dedicated to Results!



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WHO WE ARE & WHAT WE DO

In today's challenging Real Estate market, your choice of Real Estate Professional does matter! For a greater probability of success you need a dedicated professional, one who can guide you through the process and be counted on to protect your investment.

Whether you are purchasing, selling or wish to investigate the possibilities, we care about your needs and will take the time to provide personal attention and 100% client satisfaction. We promise to provide the most professional, ethical and informed real estate services in the industry.



ELAINE BEAUMONT



Elaine has helped thousands of clients buy and sell homes for over 8 years and still treats each listing as a new project. Real estate was a natural career choice for her; as it ties together her love for her community, helping people, home renovation and design, and attention to detail.

She takes excellent care of clients' needs and works tirelessly to find them the perfect home. Elaine has turned many Windsor-Essex families into friends and repeat clients through her tried-and-true selling techniques, community oriented initiatives such as personalized staging, professional photography, seasonal pop-bys, client appreciation events and referral incentives.

River Pathak has always held a vested interest in real estate and investment properties. His fresh perspective and enthusiasm is an asset to selling your home quickly and for a great price. Whether you are looking for a family home, an investment opportunity, or commercial properties, River will go the extra mile to find you the right fit. He has been inspired and trained in sales by some of the best and has hit the ground running.

When you choose Beaumont and Associates, you can feel confident that you are equipped with the tools and knowledge needed to make the best choice in any real estate endeavours. By working as a team, River and Elaine are able to ensure that you and your home are given top priority!



RIVER PATHAK

EXPERIENCE AND RESULTS

YOU CAN TRUST



2011



ROYAL LePAGE
**DIRECTOR'S
PLATINUM
AWARD**

2012



2013-2018



2014-2018

THOUSANDS OF HOMES SOLD

LIST TO SALE RATIO: 100%



THE BEAUMONT DIFFERENCE

As leading real estate professionals in our community, we are dedicated to providing the finest service available while breaking new ground. The real estate industry today is constantly evolving, and we understand what it takes to get it SOLD.

All Our Listings Include the Following:

- 1) Pre-Sale Meeting
- 2) Pre-Sale Home Inspection
- 3) 2 Hour Home Staging Consultation
- 4) Professional Home Photoshoot
- 5) Open House
- 6) A Tailored Marketing Strategy



1 PRE-SALE MEETING

We meet with each of our sellers individually to plan and discuss your individual goals. We care, we listen, we know the area, and we have a proven approach to preparing our clients and their property. We determine your financial needs and time constraints.

During the pre-sale meeting we discuss:

- Current market conditions and projections
- Comparative Market Analysis
- Pricing strategy based on professional judgment and market
- Goals to market effectively, including schedule for selling
- Our role in taking calls to screen for qualified Buyers
- Safety of lock box
- Agency
- Contract and all other disclosures
- Signing all of the paperwork
- The completion of Seller's Property Disclosure form
- Things that need to be done in the home prior to listing
- Floor plan, upgrades, special features, detailed list of amenities

2 PRE-SALE HOME INSPECTION

A pre-sale home inspection allows you to solicit clean offers while encouraging offers from buyers with little or no conditions.

Having a pre-sale home inspection has numerous benefits. It allows you to choose an accurate list price for your home, understand the exact condition of your home and helps avoid the typical interactions that follow the buyer's inspection.



4 PROFESSIONAL HOME PHOTOSHOOT

92% of buyers review listings online. This means: listing photo are imperative. Listings with professional photography generate, on average, 61% more page views. Also, on average, they sell for more money and much faster!



3 2 HOUR HOME STAGING CONSULTATION

Each consultation includes low cost and no cost suggestions to help ensure your home shows well.

We work to create an inviting space that a potential buyer can imagine themselves living in and even feeling at home. In a competitive market, this will set your house apart from the rest - bringing you the offers instead of your competition.

5 OPEN HOUSE

Hosting an open house draws the attention of buyers and agents from across Windsor and Essex County and beyond. This will help condense showing activity into a smaller window, and minimize some of the spontaneous showings. This can help you get an immediate response to your listing, and provide feedback on the property, the list price, and its other competitive qualities when compared to other homes on the market.

With an open house, we hope to bring in potential buyers who might not have otherwise seen the home online or who need to see the house in person in order to realize that it could be the right fit for them and their family. As always, the more exposure a home receives, the better, and this is just one way to increase the word-of-mouth buzz being generated about your home.

6

TAILORED MARKETING STRATEGY

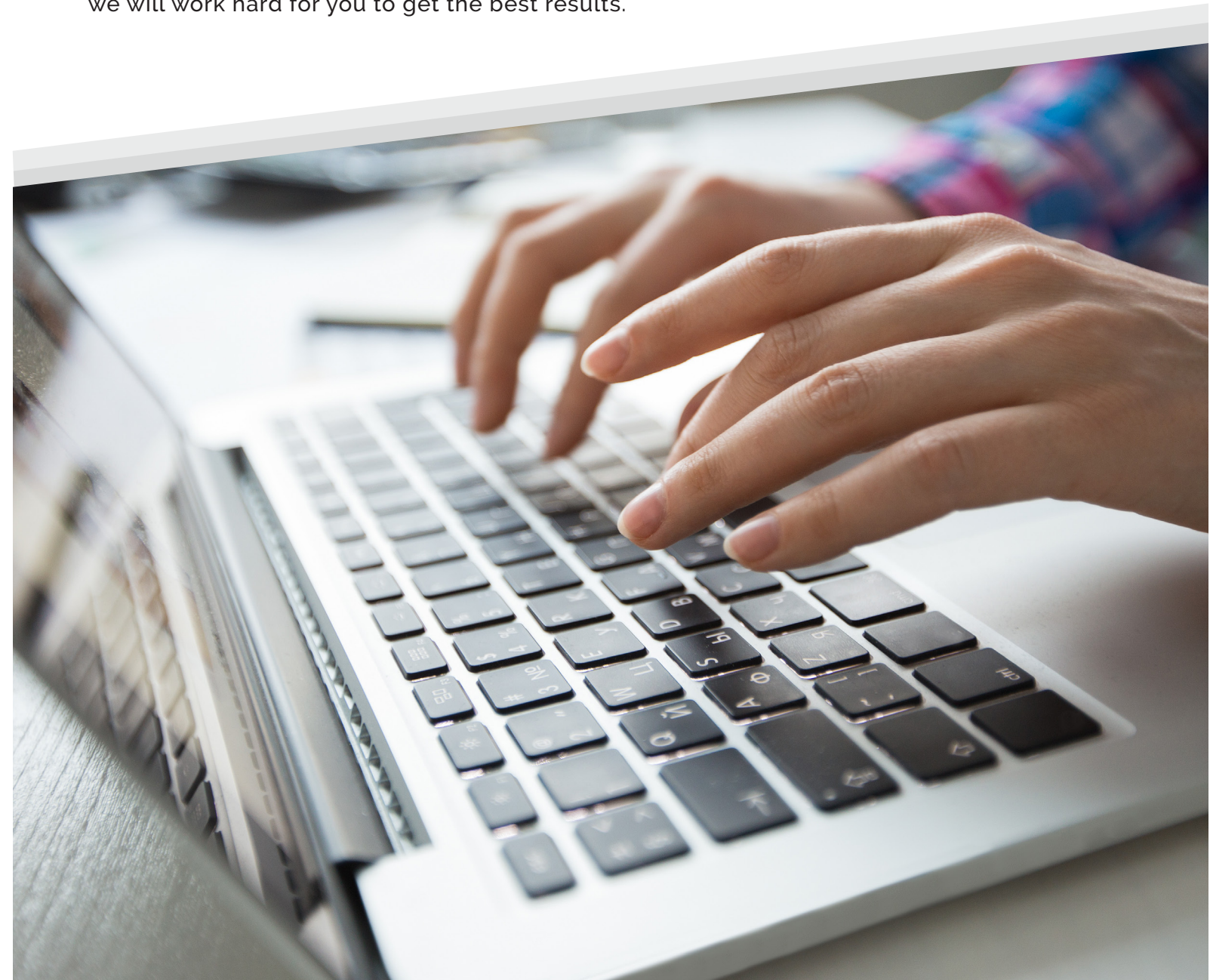
The personalized marketing plan involves co-coordinating the timing that your listing hits MLS, so that the full ad campaign starts simultaneously.

The ad campaign includes:

- A very well advertised Open House on the Sunday immediately following the launch of your listings.
- Your listing shown across these sites:
 - www.beaumontandassociates.com
 - www.royallepagebinder.com
 - www.realtor.ca
 - www.windsorsexopenhouse.com
 - www.royallepage.ca
- Your listing get broad and extensive coverage Canada wide via:
 - MLS
 - Kijiji
 - Facebook, Twitter, Instagram
 - Royal LePage's Social Media Accounts
 - Canada-wide Brookfield Relocation Site
- Your property is also advertised internationally through our ICI International Real Estate connection.
- Print ads include:
 - The Windsor Star Saturday Showcase ad and Wednesday Real Estate pages
 - The National Post
 - The Real Estate Advertiser
 - Our Homes RLP advertiser

- Your listing is sent out to the entire Royal LePage Binder network - reaching 950+ Realtors in Windsor-Essex (most of which are working with Buyers).
- Your listings are featured across Canada through our strong on-line and multi-media presence. Our marketing department prepares custom feature sheets and additional print promo as requested.

We are highly successful in SELLING homes quickly and for top dollar. **We play an active role in overseeing the scheduling of showings, and work diligently to prepare the offer presentation.** With our aggressive marketing program and highly effective negotiating skills we can orchestrate the best outcome for you. We take on every listing as our top priority and we will work hard for you to get the best results.



MOVING CHECKLIST

Eight Weeks Before Move

- Contact your mover and make arrangements for the move day.
- Remove items from your attic, basement, storage shed, etc.
- Use things that you can't move with you, such as frozen foods, etc.
- Obtain information about your new neighbourhood by contacting 311 (i.e. garbage & recycle days etc).

Six Weeks Before Move

- If you are a relocating employee, verify what expenses and responsibilities each party is responsible for.
- Inventory and evaluate your belongings. Can you discard items and save money during the move?
- Create a list of everyone you must notify of your move, including creditors, subscriptions, family, professional contacts, friends, etc.
- Do you need storage-in-transit or permanent storage? Make these arrangements now.
- Notify your children's schools, your church and other organizations of your impending move.

Four Weeks Before Move

- Submit a Change of Address form to the post office and arrange mail forwarding if necessary.
- Arrange for special transportation for your pets and plants.
- Contact utility and related companies (gas, electric, oil, water, telephone, cable TV and trash collection) for service disconnect/connect at your old and new addresses. However, remember to keep phone and utilities connected at your current home throughout moving day.
- Arrange for insurance coverage in your new home to cover fire, theft and personal property.
- If you're packing yourself, purchase moving boxes from your local mover or visit local grocery stores etc. to retrieve pre-used boxes.
- Begin packing items that you won't be needing in the next month.
- Donate items to charity or plan a garage sale to unload items you do not want to bring with you to your new location.

Three Weeks Before Move

- Gather all your important documents, including insurance coverage, will, deeds, stocks, etc.
- Sketch out a general floor plan of your new home to determine the placement of furnishings.

Two Weeks Before Move

- Schedule use of the elevators in your building (if applicable).
- Drain gas and oil from equipment such as lawn mowers, snow blowers, etc.

One Week Before Move

- Prepare specific directions to your new home for your moving company. Also provide your new contact information where you can be reached.
- Defrost your freezer and refrigerator.
- Have your major appliances disconnected and prepared for the move.
- Pack a carton full of your personal items that you will want immediately in your new home - either have this box loaded last on the truck, or bring it with you during the move.
- Set aside items that are not being moved, this way they are not loaded on to the trucks on accident.

Moving day

- Have someone at home to answer the van foreman's questions should there be any.
- Make a final tour of your home/property and verify that nothing has been overlooked.
- Lock all doors and windows and turn off all switches from your old home.
- Record all utility meter readings for gas, electric, water, etc. of past and new home.
- Make sure you read and understand your bill of lading and inventory carefully before you sign them. Keep these -- and all related papers -- in a safe location until all charges have been paid and all claims, if any, have been settled.