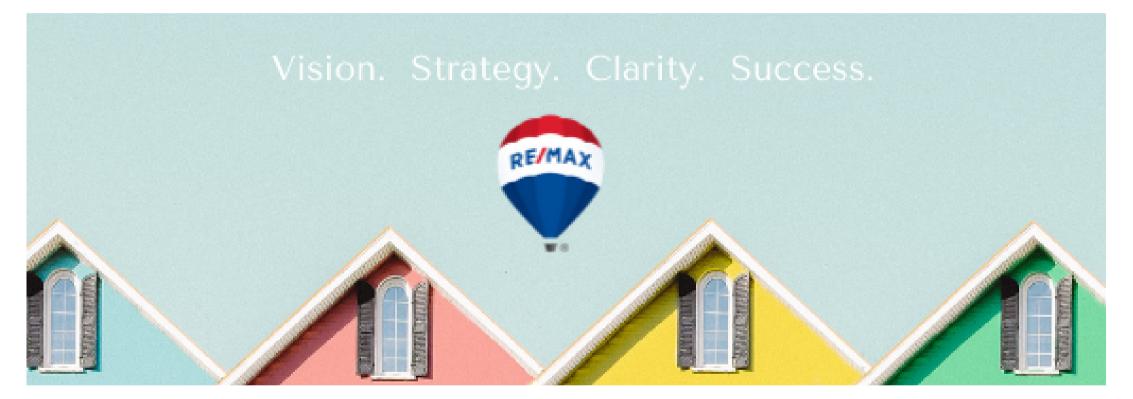
# Erin Best



A fresh, new perspective on Kitimat Real Estate

Excited about a new adventure...but nervous about moving to a new community? don't worry...ive been there. ive got your back.

### MY CORE VALUES

Honesty

Informative

Preparation

I'll talk you out of buying a house before I talk you into buying a home. Many other agents will tell you what you want to hear to close the deal. I see myself as trusted advisor, or a bff in this process...not a just a closer.

Information is key in a large decision making process like purchasing your home! It's my job to provide you with information about the process, stay on top of timelines and deliver prompt and key information so you can make the BEST decisions for you.

Being prepared (just like providing this presentation) helps my buyers have peace of mind knowing they've hired an agent that has process, policy and procedure down pat. As they say, "fail to prepare and prepare to fail".

### I WON'T SELL YOU A HOUSE.... I WILL HELP YOU BUY A HOME.

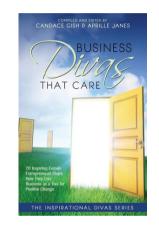
let me introduce myself...



- Licensed since March of 2014
- Recipient of Rookie of the **Year Award** (2014)
- Recipient of **Silver Club Status Award** (2015)
- Graduate of the **"Business From** Within Academy" (Class of 2016/2017)



- Relocated to Kitimat, British Columbia **Summer 2019**
- Specializing in Residential Sales/Purchases, Commercial Sales/Leasing, Relocations



**That Care** • Podcast Guest on The Within **Podcast** 

(Episode 91)

Campaign #strenghtenour **frontlines** during the COVID 19 **Pandemic** 





 Published **Author in Business Diva's** 

• KGHF Donation

### THE TEAM

Behind every great agent, is a team of like-minded professionals committed to your success.



MORTGAGE BROKERS

Securing your preapproval prior to beginning this process is probably the most important step. This provides clarity on what we can actually afford to be spending and keeps us in check for what's really important in your home.



HOME INSPECTORS

A home inspection is one of the best ways to ensure peace of mind during the buying process. A home inspection is done to reveal the property's current condition and make sure you feel comfortable purchasing the home in that condition.



CONTRACTORS

Sometimes
unexpected
problems come up
in a home
inspection. Having
a trusted contractor
available brings an
extra layer of
confidence to the
buying process to
put an actual cost on
a repair we weren't
expecting.



CONVEYANCERS

Our Re/Max
Convyencers ensure
each piece of
paperwork gets to
where it needs to go
so your deal closes
on time and
smoothly.



LAWYERS/ NOTARIES

Having skilled lawyers and notaries in your corner at the last stage of the process is key. They ensure all the documents from our office, mortgage instructions and the land title transfer happens smoothly and without delay.

### MORTGAGE BROKERS

# GEOFF LEE GLM MORTGAGE GROUP, DOMINION LENDING CENTRES GLMMORTAGE.COM GEOFF@GLMMORTGAGE.COM 1.778.552.3489

JASON ROY
QUANTUS MORTGAGE SOLUTIONS
HTTP://WWW.JMORTGAGE.BIZ
JASON@JMORTGAGE.BIZ
VANCOUVER: 1.604.484.8986

JILL MOELLERING
MORTGAGE ARCHITECTS
HTTPS://WWW.JILLMOELLERINGMORTGAGES.COM
JILL@JILLMOELLERINGMORTGAGES.COM
1.780.720.4034

ADAM COULTISH & BART RYGAL
DOMINION LENDING CENTRES
WWW.BROKERADVICE.CA
ADAM@BROKERADVICE.CA
BART@BROKERADVICE.CA
ADAM: 604.612.0212 / BART: 250.631.9632

HOME INSPECTORS

FRANK ACKERMAN 250.631.7478

PAUL ANDERSON 250.639.0426

STEVEN BOYD 250.922.0095 CONTRACTORS

Darren Hedberg
DCH Industries
1.250.632.1334

LAWYERS 1 MOTARIES

KITIMAT (NOTARY) - JACQUELINE SWEET, MAIN: 250-639-9455

EMAIL: JACKIE@SWEETNOTARY.CA WEB: HTTP://SWEETNOTARY.CA/

TERRACE - WARNER BANDSTRA, MAIN: 250-635-2622 / TOLL FREE: 800-665-5120 / FAX: 250-635-4998

EMAIL: INFO@WARNERBANDSTRA.COM

TERRACE (NOTARY) \_ SHERRY ANDERSON, MAIN: 250-635-5988 / EMAIL: SHERRYANDERSON@TELUS.NET WEB: HTTPS://WWW.SHERRYANDERSON.CA/

### WHY CHOOSE ME!

#### **EXPERIENCE**

With 7 years of Real
Estate Experience
rooted in Customer
Service & Client Care,
your best interests
are at the heart of
everything I do.

#### **TENACITY**

Everything is "figureoutable". Challenges in transactions are simply problems to solve. Find the problem, solve the problem, make it happen.

#### HONESTY

Our relationship will allow us to have the hard, honest talks during this process. I'll help you navigate the ups and downs of this process in a respectful, honest manner.

### PROBLEM SOLVER

No 2 transactions are the same. II'll find creative ways to solve problems should any arise.

### OBJECTIVITY

Egos aside. Emotions can run high. It's up to me to help keep the bigger picture in check no matter who is on the other side of the purchase.

#### **EDUCATIONAL**

Educating clients helps
them better understand the
process. By better
understanding the process,
you are able to make better
decisions which will yield
better results for you.

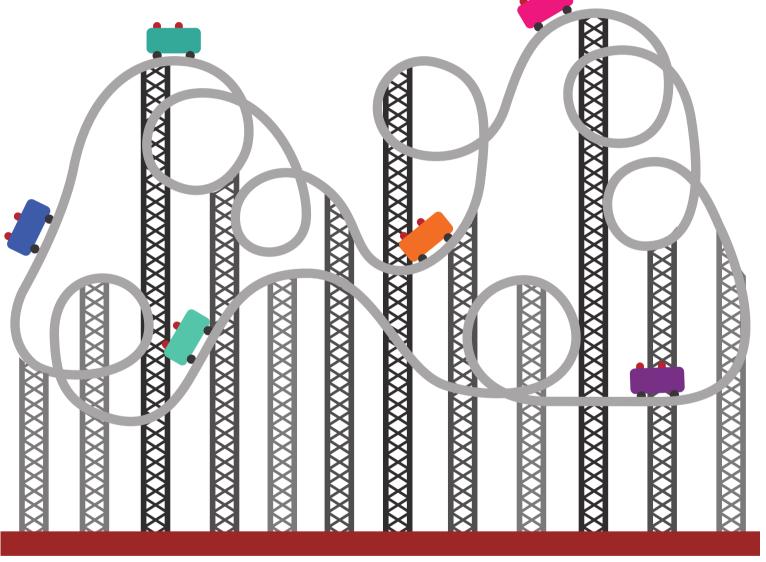
#### TIMELY

Let's use our time wisely. Your time is valuable and so is mine. Efficient use of space ensures your buying experience is a good one.

### CONNECTED

Good connections helps you adjust to your new community. After all, our relationship goes far beyond just handing over your keys.

expectations



AVOIDING THE ROLLERCOASTER....

NOT ALL PURCHASES WILL BE SMOOTH & EASY

### THE ROAD MAD TO HOME OWNERSHIP IN EIGHT EASY STEDS

- 1) Discussing your buyer needs/wants
- 2) Set up a property search & get a pre-approval for financing
  - 3) View properties and explore options in your price range
    - 4) Get clarity on needs and areas willing to compromise
      - 5) Redefine objectives & narrow search criteria
        - 6) Select a home & prepare an offer
      - 7) Complete due diligence & prepare for closing
        - 8) Complete closing & get keys and Welcome Home!

Staying Up to Date on Market Trends (Price Reductions/Sold Stats) Efficient
Showing
Schedules

Pulling Property
History Before
Submitting Offers



Timely Responses Targeted Buying
Processes (First Time vs- Investor -vsExperienced Buyer)

Monitoring Contract Dates and Deadlines HELP ME WYDERSTAMD YOU BETTER...







Location

### TELL ME ABOUT YOURSELF....



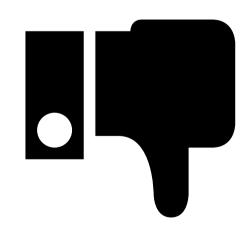
**Features** 



**Handyman Status** 



Outdoor Space



Stigmas and Dealbreakers



**Budget** 

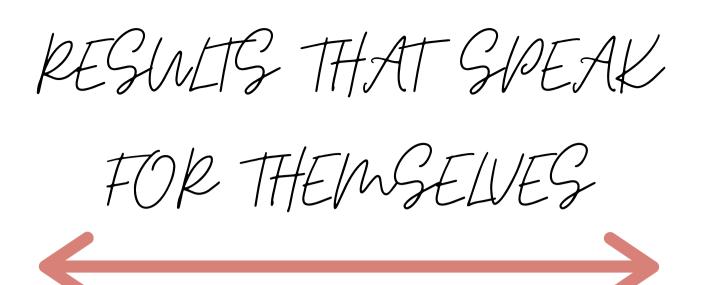
#### Last Spring, we had he pleasure of selling our home through the Erin Best Real Estate Team. Although I did have an emotional attachment to our home as it was located in the neighbourhood I grew up, and where my parent still currently live- it was essentially something I viewed as a long-term investment. Now that our children were teen- agers we decided moving Downtown into a condo would be a new adventure, and we had built enough equity in our home for the investment to finally pay off. As you can imagine, there was a lot of emotional consideration which Erin handled with great care and decorum. She reminded me of things I already knew "like the first offer is usually the best" and was open minded to my listing price suggestions. Erin had at her disposal a great team of professionals who made our home look wonderful online, and proud of all the hard work we put into the property for sale. At no time did we feel "out of the loop" or abandoned in the sale, she was responsive and warm the whole way through. We were happy to accept an offer on the first day of showings for 98% of list price. Furthermore, she patiently showed us numerous properties and helped us put in three offers, that all failed on condo documents. At no time did she pressure us or make us feel guilty for not purchasing- even when we just decided to rent. I would not hesitate in recommending Erin Best for

-Chantelle

any matter in a real estate transaction.

### May 2014

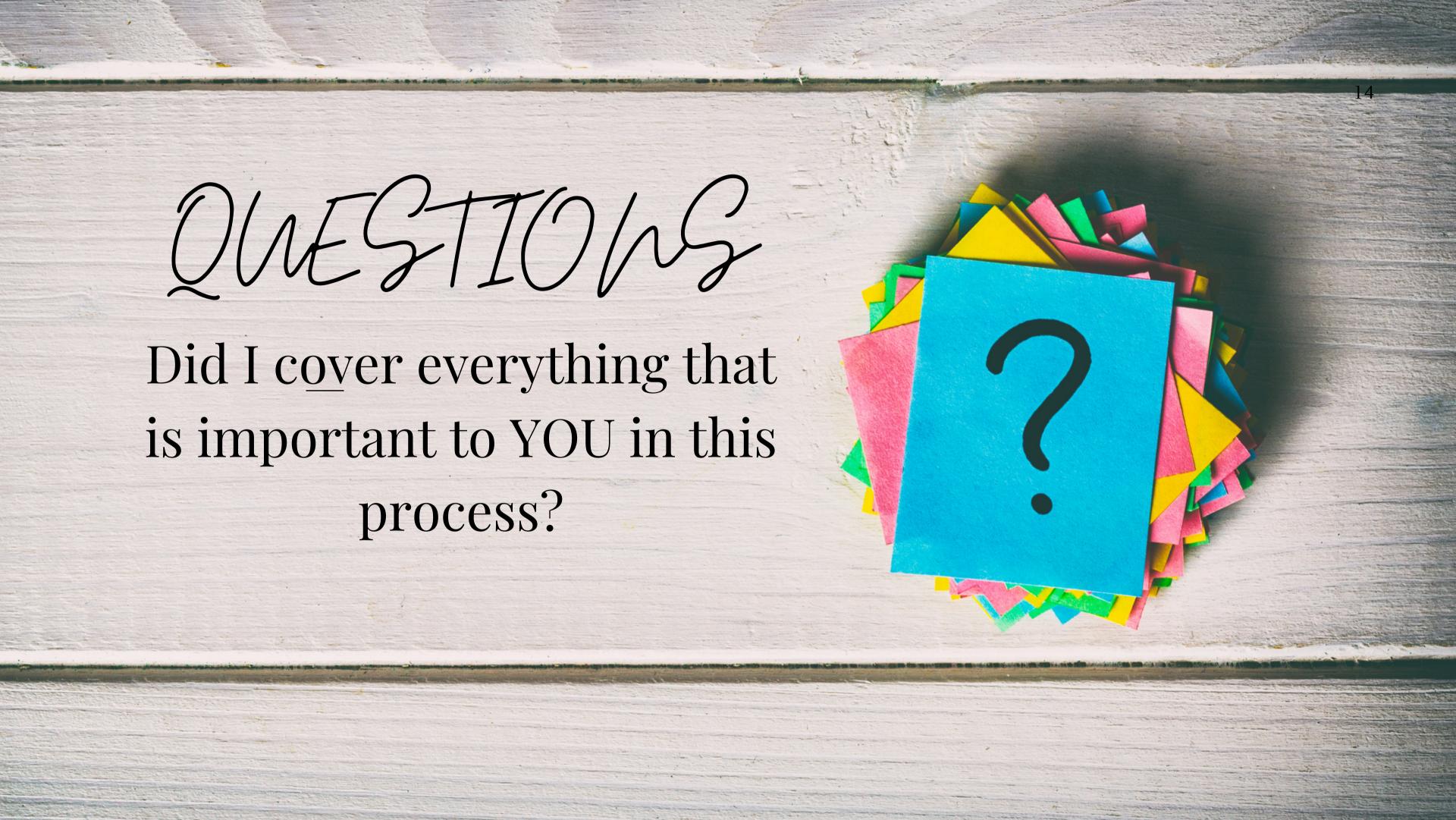
I Just wanted to write a quick note about how Erin Best conducted the sale of my home. Right from the start when we met to go over the "comparables" in my area Erin was efficient, organized and timely. When we met again in the house I truly appreciated her no non-sense approach to preparing the home. My house was 30 years old and had been a rental. She was realistic about what I needed to do to stage the home and she also saw the potential in a little bit of sweat equity. She even brought in her own curtains, throw pillows and other items to help me show the home. Her tips and ideas were wonderful and made the house look fantastic! Once the house was listed and showings were occurring, she went so far as to drive to my house to help a realtor get in. My keys weren't working and she climbed through a window, with my permission and direction, to let the clients in. And as a result... that buyer purchased my home! Erin goes above and beyond to help prepare and sell your home. She truly is the Best!



June 2017

My partner and I are extremely busy, when it came time to purchase our house we became overwhelmed. There was so much we didn't know, Erin was a great help in navigating the details and time consuming parts of buying a house. She made it so easy for us and found us houses faster than we ever could. She was quick, informative, and accommodating to our hectic schedule. Erin helped us get home better than what we dreamed we could get. And she did it all with great professionalism and a wonderful welcoming personality.

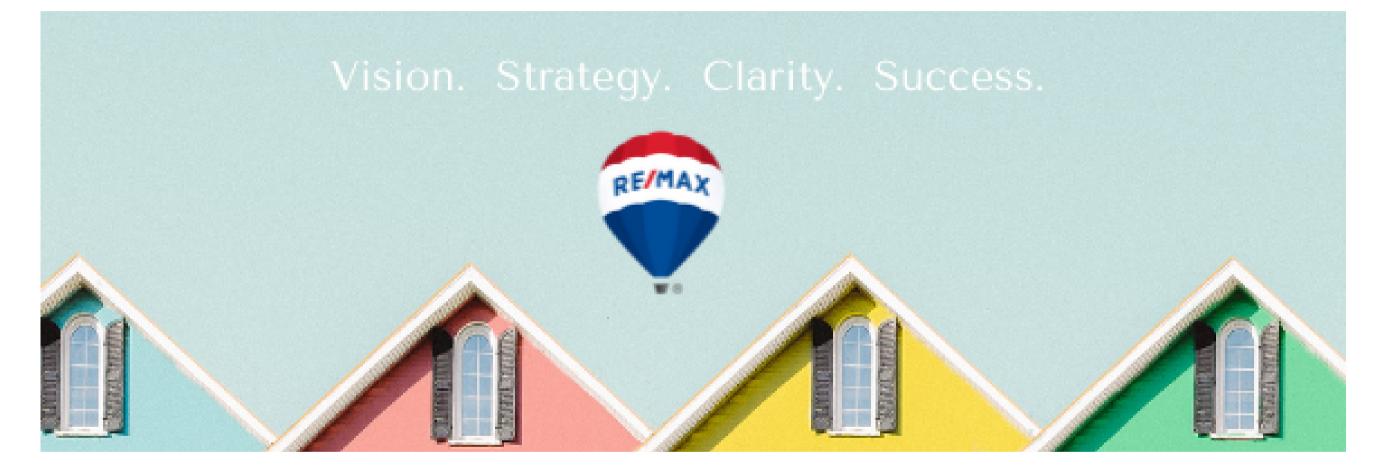
-Kim & Will



PROMSE TO WOU...

WHETHER BUYING OR SELLING, YOU CAN COUNT ON ME TO GUIDE YOU THROUGH THE PROCESS WITH HONESTY, RESPECT AND PATIENCE.

## Evin Best



A fresh new perspective on Litimat Real Estate