

'BRIEN HOME TEAM

"EXPERIENCE THE TEAM ADVANTAGE!"





TEAM MISSION STATEMENT

We are committed to helping people fulfill their *DREAMS* through real estate!

Dedication ♦ *Relationships* ♦ *Education*

Authenticity ♦ *Motivation*

& Service!

VIP BUYER ADVANTAGE PROGRAM

Buying Made Easy *Your Personal Full-Service Agent*

When you choose to buy with O'Brien Home Team, you partner with highly trained, highly motivated agents who work to ensure you get the best deal on a home that matches your criteria.

Due to market conditions, most properties face multiple offer situations. It is crucial you are represented by an agent who not only knows how to get your offer accepted, **but also guarantees that they will save you thousands of dollars in purchase costs!**

Our buyer agents are carefully trained and continuously measured against a strict standard of success to ensure that each and every home buyer receives the top quality knowledge and expertise they deserve. Your full service agent will negotiate on your behalf with your needs in mind.

We build our relationships on trust and high customer satisfaction. Our goal is to attain the best possible outcome for you, **the VIP Buyer!**

The **Average Real Estate Agent** handles **6-8** transactions per year.

Our **Buyer Specialists** handle **30-40** transactions per year.

Our **Listing Specialists** handle **40-60** transactions per year.



Because of our TEAM MODEL our agents have

5-8x

MORE EXPERIENCE!

WHO DO YOU WANT TO BE YOUR
TRUSTED ADVISOR?

**4 BIG REASONS TO HAVE
THE O'BRIEN HOME TEAM
HELP YOU BUY YOUR HOME**

1 EXCLUSIVE HOME SERVICE

With the O'Brien Home Team, you can be sure that when the home of your dreams comes on the market, you'll be the first to know. Our Exclusive Home Hunter Service searches across ALL property search websites, scouring the Internet for homes that meet your exact criteria. Get notified immediately when new listings match your wish-list with our Instant Buyer Notification system!



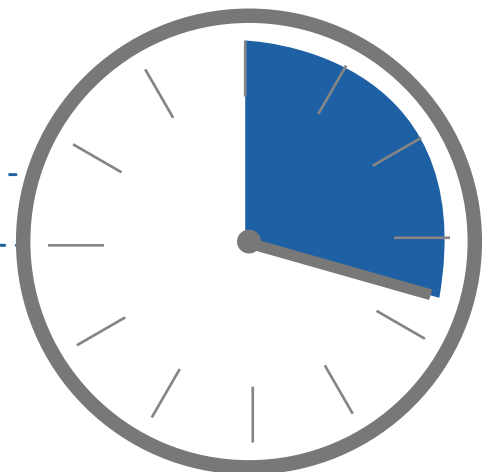
**BEAT OTHER BUYERS TO HOT
NEW HOMES RIGHT WHEN
THEY HIT THE MARKET!**

2 ACCESS TO OFF MARKET DEALS

In a market with a tight inventory and listed homes selling fast, you need to have an edge over other home buyers. Working with the O'Brien Home Team gets you access to Off Market Properties; homes that aren't listed on any property search website or listing service! Skip the bidding wars and offer denials, find the home of your dreams on your timeline!



28 DAYS
O'BRIEN TEAM



49 DAYS

Average Agent



3 LOVE IT OR LEAVE IT GUARANTEE

The only “Risk Free” way to buy a house!

Buying a home is a big commitment and ensuring your satisfaction is our number one priority. Buy a home with confidence, knowing that if you don't absolutely love it within the first 12 months, we will sell it (and help you find a new one) completely for free!





Have you met The Fulton Mortgage Lending Team?

My name is Chris Fulton and my assistant and I are a new part of your ***In House*** mortgage loan origination team with Bank of England Mortgage, offering personalized mortgage solutions, fast customized quotes, excellent communication, great rates, & service with integrity. We are dedicated to working with your clients to help them find the right home loan!

I was born and raised right here in Sarasota, FL. I am a USF graduate, US Army Veteran and I have always enjoyed helping people. My team and I will walk you and your clients through this process and support you along the way. We are available 7 days a week to assist you. I look forward to meeting all of you and exceeding your expectations!

Chris Fulton

Mortgage Loan Officer
NMLS # 1359452
cell: 941.284.5480

Janni Clay

Loan Officer Assistant
NMLS #2031144
cell: 239.281.7171



HOW WE MAINTAIN HAPPY BUYERS

FULL-TIME BUYER SPECIALISTS

Our Buyer Specialists are just that: a highly trained group of agents focused only on the needs and interests of you, the purchaser. They are fully educated on the housing market, the ins and outs of financing and the right loan program for every situation. Lessen the risk and find the home of your dreams with a dedicated Buyers Agent.



HUGE INTERNET PRESENCE

In just the past 10 years the number of house hunters turning to the Internet has jumped from 44% to nearly 95% of buyers! We curate one of the largest property search websites in **Southwest Florida**: www.SoldByKenOBrien.com ! Using key technologies, we scour the Internet all hours of the day to ensure that the properties our buyers want to purchase are the first properties they see!



ISA CALL CENTER

Our Inside Sales Agents cover the phones 24/7, proactively contacting hundreds of potential and active home sellers in order to stay experts on market inventory. They work to gather the details Buyer Specialists need to pre-negotiate for the best price on a home. This ensures that we are able to match each and every home for sale with the appropriate buyer for that property.



AND ITS ALL NO COST TO YOU

The O'Brien Home Team is dedicated to serving families on their home buying journey. We strive to take as much stress off your shoulders as possible. As a part of our Buyer Advantage Program you get all of our exclusive services included at ***no cost*** to you!

The seller pays the commission. Not you!

Seller pays the fees and commission to the Seller's Agent.



Seller's Agent pays a co-op fee to the Buyer's Agent.



MICHAEL MYERS & TRACY ANDERSON

O'Brien Home Team Agents

8 STAGES TO BUYING A HOME



THE ROAD TO HOMEOWNERSHIP

Make sure you're comfortable with your monthly payments. We will never pressure you into purchasing a home you cannot afford. We also let you know of any home-buying programs you may be eligible for.

Is now the right time to buy? Your agent will explain any local and or national factors that may affect the attainability of your next home. Knowing the market is as important as knowing the criteria for your home.



Get
Pre-Approval

1



Consider
Your Needs

2



Decide
To Buy

3



Shop For
Homes

4

How much house do you need? What features are you looking for? Your agent aims to find a home that fits your wish list while suggesting potential improvement options and returns on your investment.

Check out your future neighborhood at different times of the day for traffic and noise. Are parks and other recreational locations important to you? We want to ensure you are happy with your decision for years to come.

With decades of combined team experience, we pre-negotiate to best arrange your offer package before the sellers of your future home even begin to review offers. This includes effective presentation techniques to make you stand out from the crowd.

Unlike other agents, O'Brien Home Team agents do everything for you. We provide an escrow timeline, and inform you of all loan, title, and escrow guidelines. In the weeks prior to closing, we even let you know what steps you need to take for setting up or transferring utilities and other home services to your new property. We promise to keep you up-to-date every step of the way.



Make The Offer

5



Leave The Details To Us

6



Final Review & Sign

7



Get Your New Keys!

8

Need a second walk-through to ease your mind? We do whatever it takes to put you at ease. We also arrange everything necessary for the final signing with the title company. We understand this may be an overwhelming time. Let us give you peace of mind.

The **O'Brien** Home Team wraps up your purchase by personally welcoming you to your new home, new key in hand.
WELCOME HOME!

Home Warranty Guarantee Presented By

Old Republic Home Warranty

Protect your new home purchase for 13 months
from the day you get the keys.

If we can't negotiate the seller to pay for it, we
will cover the cost!



Old Republic

OLD REPUBLIC
Home Warranty

O'Brien Home Team

O'BRIEN HOME TEAM
Preferred Agent

WHAT IS A HOME WARRANTY?

Think of your systems and appliances like the heartbeat of your home, working in the background to support your lifestyle. When they malfunction, you can rest easy knowing that we are there for you with comprehensive repair and replacement coverage.

HOME BUYER BENEFITS:

- Home buyers can request service 24 hours a day, 365 days a year.
- Achieve peace of mind knowing that you're protected against unexpected home repair costs.
- Our network of service providers takes the guesswork out of choosing a technician.

*Safeguard what matters most
with a home warranty from
Old Republic Home Protection.
Every home is unique, which is
why we offer plans that can be
custom-fit to meet the specific
needs of your new home.*

WHAT COULD YOU PAY WITHOUT A HOME WARRANTY?

	Heating System	Air Conditioner	Water Heater	Oven / Range	Refrigerator	Washer / Dryer	Plumbing
Cost to Repair	\$273	\$316	\$175	\$288	\$318	\$236	\$195
Cost to Replace	\$5,600	\$5,030	\$3,015	\$9,855	\$4,963	\$1,796	\$2,680

GET PROTECTED AND EMPOWERED

Don't let a legal matter stand between you and your dream home.

WHO WE ARE

LegalShield has been a pioneer in providing legal plans for over 45 years, and our mission has been a straightforward, practical approach. In a perfect world, you'd never need a lawyer, but in an unpredictable world it helps to have a team of lawyers on your side. LegalShield has made smart legal coverage simple - in the form of accessible, affordable, full-service coverage.

A TEAM OF LAWYERS

LegalShield has a network of dedicated law firms in 50 states and all Canadian provinces made up of seasoned lawyers with an average of 22 years' experience. Our Provider Law Firms provide legal protection to over a million members, even in covered emergency situations, 24/7/365 days a year.

WHY LEGALSHIELD

People need legal coverage without the complexity because life can be unpredictable and the law can be complicated. LegalShield created a model for legal coverage in which you know exactly what you're getting and precisely how much you're paying for it. Once you sign up, you can sit back, relax, and know you're covered by an entire law firm.



O'BRIEN HOME TEAM

"EXPERIENCE THE TEAM ADVANTAGE!"

KEN O'BRIEN'S

BUYER
ADVANTAGE
PROGRAM

O'Brien Home Team

by eXp Realty of Florida
5039 Ocean Blvd.
Siesta Key, FL 34242
License #SL3473780

**Sell your home fast, for the most amount of money and
in the least amount of time.**

www.SoldByKenOBrien.com!