



# Property Preparation Program

Tom Flavin—Realty Group



**Home  
needs  
some TLC?  
I can help!**

## Examples of Work

**Painting**

**Cosmetic Repairs**

**Electrical Fixtures**

**Floor Coverings**

**Carpentry Work**

**Plumbing Fixtures**

**Ceramic Tile**

**And More . . .**

## ▶ Program Highlights:

### Home Assessment -

Prior to home being listed I will do a walk through with homeowners to identify areas that need repair and/or improvement.

We will compile and mutually agree upon a list of items (projects) qualified for the Property Preparation Program.

All listed projects will have a break out of material and labor costs.

Homeowners will sign workorders detailing work to be preformed and fair market cost of each line item project/repair/improvement.

### Home Preparation -

Workorders will be completed will prior to listing the home. Completed projects will be signed off by homeowners.

Homeowners can delete any items on the agreed list at any time prior to that particular project being started.

With mutual agreement, additional projects may be added to the home preparation list.

Homeowners will pay for the materials involved in each individual project at the time of completion. Labor costs will be deferred until home closes, is taken off the market or is listed by another agent

If home is sold by Tom Flavin, 100% of accrued labor costs will be credited at the closing table.

If home is not sold through Tom Flavin, 100% of accrued labor costs will be due and payable the day following the termination of the listing contract with Tom Flavin.

## Tom Flavin—Realty Group

3495 Northdale Blvd. N  
Suite 200  
Minneapolis, MN 55448

Phone: 612.227.6779  
Email: tkflavin@gmail.com

**Your Real Estate Agent**

