

We can help you, too.

Mokha Real Estate can show your home to more buyers from coast to coast. We have over 30,000 affiliated associate agents across the country helping us find the right buyer for your home.

Our local sales associates are highly trained professionals they'll inform your about necessary disclosures and guide you in preparing contracts, to prevent future problems. They handle negotiations, paperwork, closing and generally smooth out the whole process.

At Mokha Real Estate, we're experts in creative finance. And if your buyer is not exactly sure how much home he can afford, we offer financial counseling to help him find out. We can most likely tell him in a single day if he qualifies, which means we won't waste your time with unqualified buyers. If necessary, we can even arrange a second mortgage.

(If your home is currently listed with a Real Estate broker, this is not intended as a solicitation of that listing.)

We provide all the services buyers want and all the services you need. With all we have to offer - we can sell your home faster, easier, and for the price you want. That's why we say **SOLD** any questions?

GET IN TOUCH!

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Would YOU buy a house from you?

 **MOKHA**
REAL ESTATE®

Why should you?

You may be new in town. You're unsure in what area you should buy, You want to be able to choose from a large selection of homes in the style and price range that fit your needs and budget, but you don't want to make a mistake.

You'd like assurances the home you select will be trouble-free. No surprises after you move in. You need information on local taxes and buying procedures.

You'd like someone who can advise you on which method of financing is best for you or which schools are best for your children. You've got your hands full moving the family. It would also be nice if someone could assist you in negotiating the terms of the sale, handle the contracts, arrange the financing, help the family become acclimated, and take the burden off the whole complicated process of your shoulders.

Can you, as the seller of your own home, provide all these services to prospective buyers? If not, why should they buy from you?

You see, we know that the reason people try to sell their own homes is to save the Real Estate commission. Coincidentally, that's about the only reason a buyer will deal directly with an owner. But since there's only one Real Estate commission to be saved, it stands to reason only one party that can save it

The buyer has the advantage in this situation because he doesn't have to buy your own home. He'll eventually find someone who will let him be the one to save the commission. After all, look at all these services he won't be getting from you. You, on the other hand, only have one house to sell. And if you have nothing to offer but the house, you're at a distinct disadvantage.

Turn the tables to your advantage

You can take the initiative and gain the upper hand. Call Mokha Real Estate. Our trained family counselors can answer a buyer's concerns about the area, the schools, the climate, and why they should look for a home in your part of town. They'll introduce the family to local activities and services. They'll even provide the buyer's spouse with job placement counseling.

Our sales associates can arrange pre-closing inspections from qualified third parties that will inform all parties of your home's present conditions, saving the buyer surprises and your potential delays or future disagreements. Through independent home warranty companies, we can even assure your buyer that he will be safe from most major repair costs after he is living in your home.