

# Call the Calkins Real Estate Team

## Your Comprehensive Guide to Listing Your Home

### Contact Information

- **John Calkins: 304-704-0315**
- **Jodi Calkins: 304-704-0072**

### Website

**[www.CalltheCalkins.com](http://www.CalltheCalkins.com)**

### Email

[callthecalkins@gmail.com](mailto:callthecalkins@gmail.com)

At "Call the Calkins," we understand that selling your home can be both an exciting and daunting process. That's why we have crafted this comprehensive guide to provide you with all the information you need to make your home-selling journey as smooth and successful as possible. Our team of experienced real estate agents is here to support you every step of the way.



# Call the Calkins: Your Guide to Listing Your Home

Everything You Need to Know for a Successful Home Sale

## Welcome to "Call the Calkins"

At "Call the Calkins," we understand that selling your home can be both an exciting and daunting process. That's why we have crafted this guide to provide you with all the information you need to make your home-selling journey as smooth and successful as possible. Our team, led by John and Jodi Calkins, is here to support you every step of the way.

## Why Choose "Call the Calkins"?

- **Expertise:** With years of experience in the real estate market, our agents have the knowledge and skills to get your home sold quickly and at the best price.
- **Personalized Service:** We take our clients' needs to heart and offer tailored solutions to meet your unique needs and preferences.
- **Comprehensive Marketing:** Our innovative marketing strategies ensure maximum exposure for your property.
- **Professional Network:** We have an extensive network of professionals, from photographers to home stagers, to present your home in the best light.

## Getting Started: Preparing Your Home for Sale

### Home Evaluation

The first step in selling your home is to conduct a thorough evaluation to determine its market value. Our agents will provide you with a comparative market analysis (CMA) to help you set a competitive and realistic asking price.

## Home Staging and Repairs

Making your home more appealing to potential buyers can significantly impact its sale price and speed. We recommend the following:

- Declutter and depersonalize.
- Make necessary repairs and improvements.
- Consider professional home staging services.

## Marketing Your Home

Effective marketing is essential to attracting potential buyers. Our strategies include:

- High-quality photography and virtual tours.
- Online listings on major real estate platforms.
- Social media promotion.
- Open houses and private showings.

## Navigating the Selling Process

### Receiving Offers

Once your home is on the market, you will start receiving offers. Our agents will help you evaluate each offer and negotiate the best terms to ensure a favorable outcome.

### Closing the Deal

After accepting an offer, there are several steps to finalize the sale, including inspections, appraisals, and legal paperwork. We will guide you through each stage to ensure a smooth closing process.

## Conclusion

Selling your home can be a complex process, but with "Call the Calkins," you can rest assured that you are in capable hands. Our team is dedicated to making your home-selling experience as seamless and successful as possible. Contact us today to get started on your journey to a successful home sale!

## Contact Us Today

For more information or to schedule a consultation, please reach out to us at:

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EXAMPLE (Estimates only) of Sellers Costs

Cost Item	Estimated Amount
Seller's Agent Commission	\$7,500 (3% of \$250,000 sale price)
Buyer's Agent Commission	\$7,500 (3% of \$250,000 sale price)
Title Insurance	\$1,200
Escrow Fees	\$500
Appraisal Fee	\$500
Attorney Fees	\$800
WV State Transfer Tax	\$275 (\$1.10 per \$1,000 of \$250,000 sale price)
Recording Fee	\$100
Property Taxes (up to closing day)	\$1,500
Unpaid Liens	Varies
HOA Dues	Varies
Mortgage Balance	Varies
Closing Costs	\$1,000
Total Estimated Costs	\$20,875+

**Note: These fees are only an estimate & Commission is**

**ALWAYS negotiable!**