

HELPFUL REAL ESTATE WEB SITES

Houston Area

San Jacinto Properties
SanJacintoProperties.com

Houston Assoc. of Realtors
HAR.com

Harris County Appraisal District
HCAD.org

Texas

Texas Assoc. of Realtors
TexasRealEstate.com

Texas Real Estate Center
recenter.tamu.edu

National

National Assoc. of Realtors
Realtor.com

Mortgage Rates
Mortgage101.com

FEMA – National Flood Insurance
<https://www.fema.gov/national-flood-insurance-program>

San Jacinto Properties

**Why Choose Us? Honesty, Integrity,
Professionalism, Quality Service**

Because we offer the lowest fees in the market to Sellers, Rebates to Buyers through Buyer's Agency, and innovative marketing tools such as Talking House® and Virtual Tours. We also use a professional showing service to schedule all of the showings on our listings. ShowingTime Showing Service Inc. is open 82 hours a week, 7 days a week to ensure that your home is shown when the buyers want to see it. We are a FULL SERVICE AGENCY and cooperate fully with other agents/agencies, which means we have over 15,000 Houston area agents assisting us with the sale of your home or finding you a new one. We are also fully licensed and insured. Our homes are seen on national, regional, and local web sites by millions of homebuyers each day. We offer experience, low fees, internet and MLS™ exposure, and the personal attention you expect from a professional, family owned business. At San Jacinto Properties you and your home get our full attention . Many of our services are FREE to you, just ask!

Since 1999



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SELLING A HOME

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(281) 476-6533 Fax



Dave Turnquist
Broker/Owner



Dave@SanJacintoProperties.com

Vince Kearney, Maria Ramirez, Bruce Carter
Se Habla Español

20 Reasons to list your home with San Jacinto Properties

We offer the following services to our seller clients

- 1) MLS listings and internet listings on [Realtor.com](#), [Zillow.com](#), [Yahoo Real Estate](#), [Redfin.com](#), [HAR.com](#), [SanJacintoProperties.com](#), [LaPorteTexas.Net](#) and many others. **MLS Sells Homes!!!!!!!!!!!!**
- 2) San Jacinto Properties yard sign for prospective buyers to call for information and appointments.
- 3) B/W or Full Color flyers inside the home give visitors something to take with them to remember your home
- 4) Comparable Market Analysis of neighborhood to see what your competition is
- 5) All forms and contracts required by Texas and Federal law
- 6) Supra, electronic lockbox for tracking showings/access and to ensure your safety
- 7) Appointment scheduling for showings/viewings with Showing Time Inc., showing service.
- 8) Unlimited phone/office consultations. Call us or email us anytime you have a question or concern.
- 9) Feedback from buyers and other agents on what they thought of your home sent via email, text or phone
- 10) Open House – An agent will be in your home for 2-4 hours, place "open house" signs around the neighborhood and strategic locations to bring in traffic, advertise the open house on HAR.com and Facebook, provide drinks and/or snacks for visitors, and provide you with feedback about how the day went.
- 11) Realtor Open House – An agent will be in your home for 2 hours (11am-1pm) and serve lunch to local realtors. Your agent will send invitations via fax, email, and US mail to area agencies inviting them to the "free lunch". This is a great way to show off your home to area agents who will in turn remember it when they have buyers looking in the area

12) Social Media: We market on Facebook, Instagram, Twitter and YouTube to get your home the most exposure possible

13) Talking House Radio Transmitter – Your agent can provide a state of the art Talking House Radio Transmitter and install it in your home. This unit looks like a small VCR but actually transmits a pre-recorded commercial about your home over the AM radio frequency. Your agent will fine tune the frequency to work on your home (usually AM 1610) and will record a 2-3 minute message describing your home so that curious buyers can tune their car radio to the frequency and listen to the message. Buyers can then call your agent and set an appointment to see inside the home. The unit will remain in your home for the duration of the listing.

14) Virtual Tour – Your agent will arrange for Virtual Tour Photos to be taken in your home. The tour will provide an array of room pans ranging from 360° on down and will also include outside photos of the home. Prospective buyers can click on the tour when they view your listing on the MLS.

15) No long term contracts. We will list your home for at least 120 days, however you will have the right to terminate the listing at any time prior to the expiration date if you are not happy with our service. Note: No terminations after a contract to purchase the property has been signed and accepted by the seller.

16) Rebate - If you use your San Jacinto Properties agent to purchase your new home in conjunction with the sale of your current home you can receive a rebate from your agent based on the sales price of your new home.

17) Assistance with negotiations and counteroffers

18) Assistance finding services such as home repairs, movers, insurance, mortgage. Home inspectors, etc

19) Review the final closing documents for accuracy and attend the closing with you as your agent.

20) We are local and know the area well. We have agents in La Porte, Pearland and Clear Lake areas that are knowledgeable of the communities, schools, neighborhoods, sales data

***Not all services come with each listing. Consult your agent for details about which services are appropriate for your home.**

TOP 5 Ways that Buyers Find Homes FOR SALE

1. Drive around, see sign in yard
2. Internet, MLS Search
3. Go to real estate office for help
4. Print Media
5. Friends/Family referrals

Top 10 Things Sellers Expect From Their Listing Agent (No Specific Order)

1. Area/Neighborhood Knowledge
2. Accessibility/Availability
3. Honesty/Integrity
4. Puts Clients Needs First
5. Negotiating Skills
6. Marketing Ability
7. Expertise
8. Dependability
9. Tech Savvy
10. Scope of Services

Recently, homebuyers were asked to rank the following 10 criteria in order of importance as it applies to them in the home purchasing process. Here are the results of that survey.

- 1) Location of home being purchased
- 2) Price/Value of home being purchased
- 3) Condition of home being purchased
- 4) Interest rate and fees from mortgage company
- 5) School District of home being purchased
- 6) Taxes/ Fees/Dues on home being purchased
- 7) Reputation/Experience of agent representing buyer
- 8) Rebates on the home being purchased
- 9) Shopping available in the area
- 10) Listing Agency/Agent recognition/reputation

**Our agents are licensed, trained professionals with a vast knowledge of selling homes. Your agent will provide you with a CMA (Comparative Market Analysis) of homes in your area. Based on the CMA your agent will evaluate your home and advise you on the best price to list the property. Please remember that you will never get \$ for \$ return on upgrades you have done to your home. Your agent is trained at adjusting home values based on upgrades and needed repairs as well as neighborhood trends.*

[SanJacintoProperties.com](#)