

## Our Affiliate Services

John Pedro Real Estate Associates also offers the following services to clients and the community:

### NOTARY PUBLIC

As appointed by the Commonwealth of Massachusetts to witness the signing of important documents and administer oaths.

### REAL ESTATE PRE-LICENSING CLASSES

People interested in pursuing a full-or part-time career in real estate can benefit from our small class sizes, convenient times, locations and instruction from a broker with more than 25 years experience.

### RENTAL PROPERTIES

We have numerous properties available for short and long term rentals, including homes, apartments and condos throughout the area. Call for listings.



*Without  
John Pedro  
Real Estate  
Associates*



*With  
John Pedro  
Real Estate  
Associates*



### OUR ROLE AS A DUAL AGENCY

To fulfill our commitment to offer the best service possible to our customers, John Pedro Real Estate Associates can act as a dual agency representing both buyers and sellers in a transaction. In such instances, we would receive the express and informed consent of both the buyer and the seller.

Our role as a dual agency would likely occur if a potential buyer becomes interested in a property listed with John Pedro Real Estate Associates.

Of course, as always, our staff is committed to making the home buying and selling process uncomplicated, equitable and convenient for all parties.

John Pedro Real Estate Associates  
77 Winsor Street, Suite 302  
Ludlow, MA 01056  
Phone: 413.547-8781

Email: [jpedro@homesbyjpedro.com](mailto:jpedro@homesbyjpedro.com)  
Web: [www.homesbyjpedro.com](http://www.homesbyjpedro.com)



**SERVING WESTERN  
MASSACHUSETTS  
SINCE 1985!**

- ◆ RESIDENTIAL SALES
- ◆ COMMERCIAL SALES
- ◆ LAND SALES
- ◆ HUD & VA BROKERAGE
- ◆ RENTAL PROPERTIES
- ◆ NEW HOME CONSTRUCTION

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## How We Sell Your Home

We take the responsibility to market your home in the least amount of time possible for the best price possible. Here is how:

### PROMOTE YOUR HOME

- ◆ We install a highly visible 'For Sale' yard sign
- ◆ We create eye-catching ads for media, the Internet and home sale magazines.
- ◆ We list your home with MLS, on our web site and with other property listing web sites
- ◆ We promote your home at sales meetings

### BUILD QUALIFIED TRAFFIC

- ◆ We can install a lockbox to facilitate showings
- ◆ We arrange for an office tour of your home
- ◆ We contact potential buyers to arrange private showings
- ◆ We access MLS database for qualified buyers

### MAINTAIN COMMUNICATIONS

- ◆ We review details of the purchase agreement with sellers for clarity
  - ◆ We explain home inspections and the appraisal process
  - ◆ We coordinate showings of your home with your schedule
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## Our Company's Mission Statement

John Pedro Real Estate Associates is a team of professional, trustworthy and experienced Realtors. Since 1985, we have been dedicated to being the preferred locally owned and managed real estate company.

Our office has also earned Accredited Buyer Representation (ABR) and is affiliated with the Real Estate Buyers Agent Council (REBAC). Both affiliations certify that we have mastered the most comprehensive certification programs in the real estate industry.

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For a professional consultation, contact us at:

Office: 413.547.8781

or

Email: [jpdro@homesbyjpedro.com](mailto:jpdro@homesbyjpedro.com)



## How We Help You Buy a Home

We take the responsibility to help you find a home that is right for your budget, your family and your needs. Here is how:

### QUALIFYING

- ◆ We guide you to a trustworthy mortgage service
- ◆ We provide a menu of available lenders
- ◆ We detail financing options including conventional, FHA and VA

### PROPERTY SEARCH

- ◆ We meet with you to gain an understanding of your needs and provide you with a compatible listing of potential properties
- ◆ We will send you daily email alerts of new listings
- ◆ We search MLS, the Internet and other resources to conduct a comprehensive home search

### SHOWINGS

- ◆ We provide escorted tours of selected properties
- ◆ We communicate your offers in a timely manner
- ◆ We have an associate that will be present at all required inspections

### CLOSING THE SALE

- ◆ We will walk you through the closing process
  - ◆ We will have an associate available for you at the closing
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