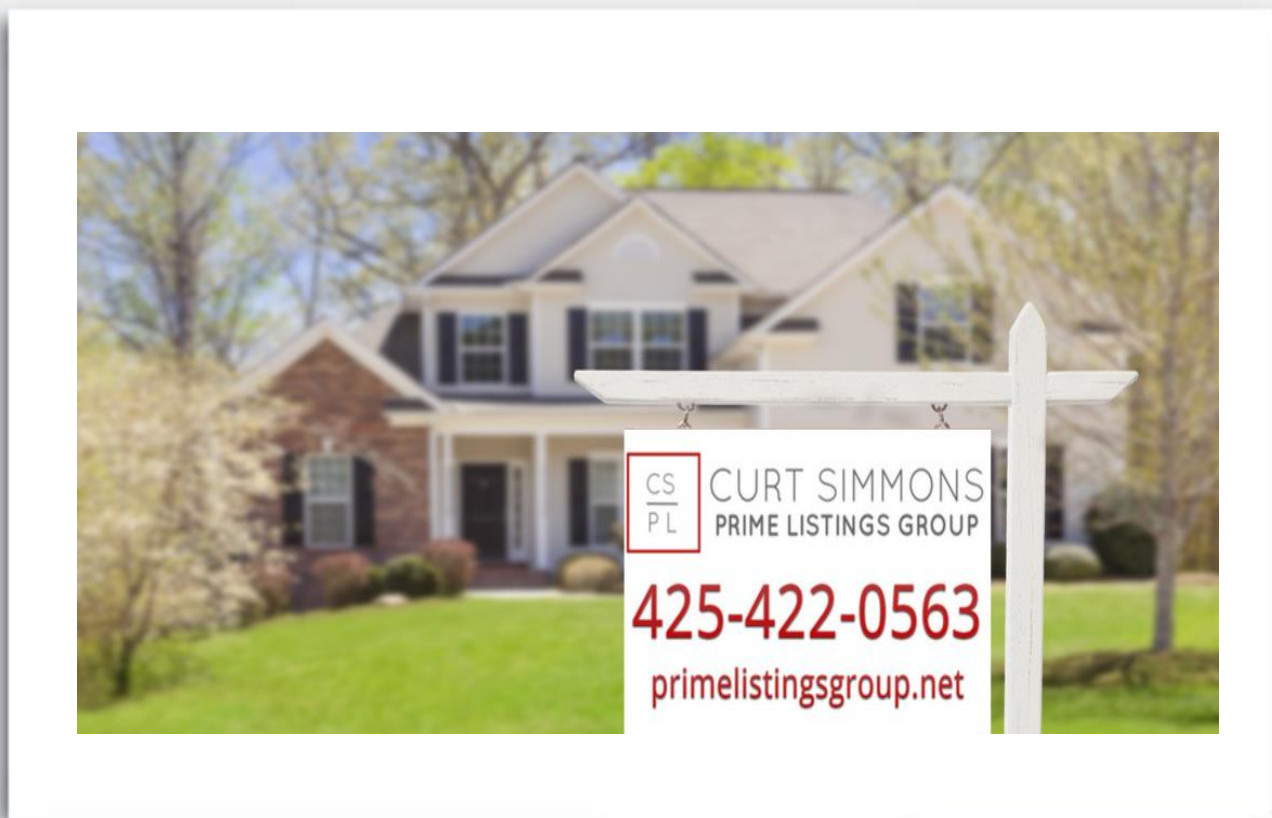




PREPARED  
EXCLUSIVELY FOR:



## PROSPECTIVE LISTING CLIENTS

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# Professional Profile



CURT SIMMONS  
PRIME LISTINGS GROUP



## MEET OUR TEAM



Curt Simmons  
Co-Founder of Prime Listings Group  
Lead Listing Specialist  
Broker  
Keller Williams Realty Marysville



Amy Wagner  
Co-Founder of Prime Listings Group  
Lead Listing Specialist  
Designated Broker  
Keller Williams Realty Marysville



Stacy Smith  
Buyer's Specialist  
Broker  
Keller Williams Realty Marysville



Jeff Simmons  
Buyer Specialist  
Broker  
Keller Williams Realty Marysville

Prime Listings Group



1027 State Ave, Suite 102, Marysville, WA 98270  
Cell: 425-422-0563 | Fax: 360-653-8610  
Email: [csimmons@listings.com](mailto:csimmons@listings.com)  
Web: [www.primelistingsgroup.net](http://www.primelistingsgroup.net)



Why Choose  
Us?



AMY WAGNER  
CURT SIMMONS  
STACY SMITH  
JEFF SIMMONS

Prime Listings Group

Here at Prime Listings Group we have a continued commitment to providing the best possible service to our clients. We pride ourselves for standing out as the **BEST** by using the knowledge we have learned through our combined experience, gleaned through hundreds of home sales. We have a continued commitment to education and training so we can continually provide the **BEST** service to our clients. We are here to assist buyers and sellers through the transaction and homeownership process. We will help you determine the **BEST** value for your property, negotiate the **BEST** deal and help make the **BEST** decisions for you. Prime Listings Group continually sells homes quicker and for more money than the competition. Feel confident that you are hiring the **BEST** when you work with Prime Listings Group!



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## What Sets Us Apart



CURT SIMMONS  
PRIME LISTINGS GROUP



AMY WAGNER  
CURT SIMMONS  
STACY SMITH  
JEFF SIMMONS

Prime Listings Group



The advantage of working with our team is the efficiency of our organization. As a team, we can leverage the collective time and experiences of several real estate minds to more effectively deliver a full suite of services for buyers and sellers. Working as a team, buyers and sellers have ready access to someone at all times, with each team member having different experience and expertise to bring to the situation. We offer Buyer Specialists and Listing/Seller Specialists, as well as a full time administrative assistant to insure that all aspects of a sale are well handled in an efficient manner. We share each other's strengths and fortify each other's weaknesses. We bring a competitive advantage to a buy or sell transaction by simply having more resources to tap, more people, more ideas, more perspectives.

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## WHAT TO ASK IF INTERVIEWING OTHER AGENTS

### What to ask if interviewing other agents

1. What makes you different? Why should I list my home with you?
2. Is this your full-time job?
3. Are you a member of the National Association of Realtors?
4. What's the price range of most of the homes you have sold?
5. How many homes did you sell last year?
6. Which neighborhoods do you primarily work in?
7. How many homes have you sold in my neighborhood?
8. On average, how close to the asking price is the final sale price on homes you have sold?
9. How will you market my home?
10. What are the negatives of my home?
11. Do you work on your own or as part of a team?
12. How many clients are you currently representing?
13. What type of support staff or resources do you have?
14. How will you keep me informed about progress?
15. Can I see your references?
16. On average, how long does it take for your listings to sell?
17. What happens if I'm not happy with the job you are doing to get my home sold?
18. What experience and education do you have?





Staging



CURT SIMMONS  
PRIME LISTINGS GROUP



**FORTY-  
SEVEN  
WAYS  
TO  
MAKE  
YOUR  
HOME  
SELL  
FASTER**

## Suggestions and ideas to improve your home's appearance and help you prepare to sell it faster.

### Throughout the House

1. Open the draperies, pull up the shades or better yet, flatten them, and let the most sunlight in that you can.
2. Create a positive mood. Turn on all lights, day or night, and install higher wattage light bulbs to show off your home brightly.
3. Remove clutter from each room to visually enlarge the room.
4. If you have a fireplace, highlight it in your decorating.
5. Keep your home dusted and vacuumed at all times.
6. Replace the carpet if it does not clean up well.
7. Air out your home for one-half hour before showings, weather permitting.
8. Have a family "game plan" to get the home in order quickly if necessary.
9. Lightly spray the house with air freshener so that it has a chance to diffuse before the buyer arrives.
10. Put family photos in storage.
11. Improve traffic flow through every room by removing unnecessary furniture.
12. Create the feeling of a spacious entry area using decorative accents and removing unnecessary furniture.
13. Putty over and paint any nail holes or other mishaps in the walls.
14. Paint all interior walls a neutral color to brighten the home and make it look bigger.
15. Repair or replace any loose or damaged wallpaper.
16. Clean all light bulbs and light fixtures to brighten the home.
17. Wash all windows inside and out.
18. Use plants in transitional areas of your home.
19. Make the most of your attics potential.
20. Remove and/or hide excess extension cords and exposed wires.
21. Open doors to areas you want potential buyers to see such as walk-in closets, pantries, attics, etc.
22. Remove all smoke and pet odors.
23. Repair or replace banister or handrails.



Staging  
Continued



**FORTY-  
SEVEN  
WAYS  
TO  
MAKE  
YOUR  
HOME  
SELL  
FASTER**

### **In the Kitchen**

1. Microwave a small dish of vanilla twenty minutes before a showing and place it in an out-of-the-way place.
2. Highlight an eat-in area in your kitchen with a table set for dinner.
3. The kitchen and bathrooms should always be spotlessly clean.
4. Expand your counter space by removing small appliances and de-clutter.

### **In the Bedrooms**

1. Create a master suite effect in your decorating.
2. Depersonalize bedrooms and decorate in a neutral scheme.
3. Make sure that the beds are made and the linens are clean.
4. Organize your closets, remove unnecessary items and put them in storage.

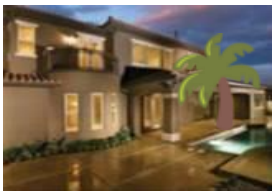
### **In the Bathrooms**

1. Do not leave towels around and wipe down the sinks and shower areas after each use.
2. Re-caulk the tub if the caulk is not sparkling white.
3. Repair or replace broken tiles in the shower/tub.
4. Replace shower curtains and keep them clean.
5. Put out fresh towels and decorative soaps.

### **Outside**

1. Keep the yard mowed and raked at all times.
2. Use flowering plants to dress up the yard, walkway, and patio.
3. Remove all toys, bicycles, tools, unsightly patio furniture, and trash from the yard.
4. Porches, steps, verandas, balconies, patios, and other extensions of the house should be kept uncluttered, swept, and in good condition.
5. Paint all entrance doors.
6. Make sure the garage door opens easily. Fix and paint the garage door if necessary.
7. Clean and shine all hardware and accessories indoors and out (door knobs, knockers, lamps, mail box, address numbers, etc.)
8. Trees and shrubs should be trimmed and pruned.
9. Use a new doormat.
10. Be sure the front doorbell is in good working order.
11. Be sure the front door and screen door works perfectly.





## Client Testimonials



CURT SIMMONS  
PRIME LISTINGS GROUP



## What our clients have to say about us!

Prime Listings Group was amazing!  
We want to tell everyone how truly thankful we are. They listened and stayed committed to not only finding us a home but the area we wanted to live in. Their professionalism was always appreciated. We will refer them to our family & friends when they're ready to buy or sell their home.  
The Grooms Family

Prime Listings Group was amazing to work with!! We were unsure of what price to list our home for and after hearing Amy's extensive research and market analysis she suggested a price range, although it was a little under what we originally thought we would list it for we followed her advice and ended up w/ a bidding war and got above our asking price in the end! Our house sold in 3 days!! In one week we sold our house and bought our dream home! Amy is a hard worker and is not afraid to be aggressive w/ sellers/buyers when needed and also respects your wishes which made a usually stressful time w/ moving that much smoother! I highly recommend her to anyone buying or selling a home! She is the best.  
Alex & Joanie Moody

If I were to buy again I would go straight to Prime Listings Group! This was a painless process for me being a first time home buyer. They had answers to all of my questions and everything went smooth. We are now enjoying our beautiful new home thanks to Prime Listings Group!

Prime Listings Group was an awesome help! It amazed me how many loopholes there are that will make a deal fall apart at any moment's notice. They were right there to explain everything and how to deal with everything so that I was able to buy my house. I love my new home and have Prime Listings Group to thank for it.

Prime Listings Group worked for over a year with us to find the "perfect" home. I'm glad to say that we found it, and they made the whole process smooth and virtually hassle free.  
The Payne Family

Curt is courteous, knowledgeable, and helpful in all aspects of real estate. We have utilized his skills since 2006 and will continue to do so.



KELLERWILLIAMS.



EVIDENCE OF  
OUR SUCCESS



CURT SIMMONS  
PRIME LISTINGS GROUP



## EXTENDED MARKET REACH

When you list with us, we'll have access to the Keller Williams Listing System, or KWLS. The proprietary, exclusive system ensures your property is marketed online 24/7 through more than 350 of the most popular search website.



9120 46<sup>th</sup> Dr NE, Marysville



20204 Happy Valley Rd, Stanwood



701 97<sup>th</sup> Dr NE, Lake Stevens



3920 137<sup>th</sup> Pl SE, Mill Creek



12530 Admiralty Way #F303,  
Everett



2102 Bedal Lane, Everett



1223 E 67<sup>th</sup> St, Tacoma



18132 115<sup>th</sup> St NE, Granite Falls



10817 76<sup>th</sup> Dr NE, Marysville



16102 4<sup>th</sup> Ave NW, Arlington





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**SOLD \$775,000!**

1951 Lakeshore Dr, Manson



**SOLD over list price!**

13313 60<sup>th</sup> Dr NE, Marysville



**SOLD \$383,000**

6601 36<sup>th</sup> St NE, Marysville



**SOLD over list price!**

3431 Lombard Ave, Everett



**SOLD 3% over list price!**

1622 Oakes Ave, Everett



**SOLD \$299,000**

8209 Hunter Pl, Arlington



**SOLD IN 4 DAYS!**

231 S Macleod Ave, Arlington



**SOLD IN 1 WEEK!**

828 Hoag Rd, Mount Vernon



**SOLD**

1502 Lombard Ave, Everett



**SOLD IN 1 DAY!**

4702 144<sup>th</sup> Pl NE, Marysville





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23811 79<sup>th</sup> Ave W, Edmonds



6109 Fleming St, Everett



8211 71<sup>st</sup> Pl SE, Snohomish



7609 51<sup>st</sup> Ave NE, Marysville



615 SW Ambaum Blvd  
#307, Burien



5122 138<sup>th</sup> St NE, Marysville



35405 26<sup>th</sup> Pl S, Federal Way



9310 Lundeen Pkwy, Lake Stevens



5731 146<sup>th</sup> St NE, Marysville



725 S Henderson St, Seattle





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5704 S Leo St, Seattle



1413 Pine St, Everett



729 N 202<sup>nd</sup> St, Shoreline



9130 7<sup>th</sup> St SE, Lake Stevens



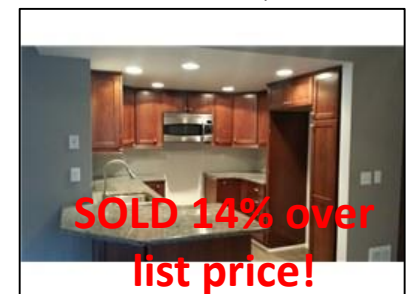
5420 Grove St, Marysville



5026 173<sup>rd</sup> Pl NW, Stanwood



4603 S 318<sup>th</sup> St, Auburn



1296 Bellevue Wy NE #8, Bellevue



9925 48<sup>th</sup> Dr SE, Marysville



7104 Church Creek Cir NW,  
Stanwood



Washington state law requires Form 17 to be used in all transfers of residential real property, including multi-family dwellings up to four units, new construction, condominiums not subject to a public offering statement and certain time shares. Buyer has three days to rescind the purchase and sale agreement after Seller provides a completed Form 17 to buyer. If Seller fails to provide the form to the Buyer as required, the Buyer retains the right to rescind the contract at any time prior to closing. The disclosures must be made on the basis of Seller's actual knowledge at the time of the disclosure.

Due to this law, we prefer to provide the Form 17 to the buyer prior to them even making an offer. We have provided a copy here for you to fill out and ask that you have it ready for us to pick up when we list your home so we can add it to the MLS documents.



Please have the following available when we meet:

- Extra keys for your house.
- Seller Disclosure completed.
- Description of your house with all of the items you would like to have featured in your color brochure.
- Any surveys or improvement location certificates showing the dimensions of the property.
- Any closing documents or loan papers from when you purchased the home.
- Any reports or receipts pertaining to the well or septic within the last year.

Contact us for a free CMA (Competitive Market Analysis) to get a true value on your home!

We look forward to selling your home!

Curt Simmons

[csimmons@listing.com](mailto:csimmons@listing.com)

Direct: 425-422-0563

