



OUR SERVICES



PROVEN RESULTS AND EXCEPTIONAL CUSTOMER SERVICE *Since 1999!*

MANAGING THE DETAILS

Making Your Move Stress-Free!

I will take care of everything from:

- Preparing all of the necessary documentation
- Meeting with lawyers, title, other agents, appraisers, inspectors, etc.
- Handling all negotiations and conditions/waivers
- Ensuring transactions comply with legal requirements

CHECKLIST



REDUCING YOUR RISK

Selling Your Home is Complex!

I will protect you by:

- Identifying title issues or defects which may affect the sale
- Managing access to your property
- Protecting your private information



Your Trusted Advisor Since 1999

EXPERT NEGOTIATIONS

Getting You the Highest Price!

I will negotiate on your behalf by:

- Qualifying potential buyers
- Working closely with other agents
- Managing offers and counter offers
- Optimizing multiple offer situations
- Negotiating the best price, terms and conditions



Your Trusted Advisor Since 1999

EXTENSIVE TRAINING

Staying Current to Help You!

- Our office offers state-of-the-art training, allowing me to stay current on market trends and industry updates.
- I continually take courses to stay up-to-date with technology and marketing, allowing me to offer my clients exceptional service.



Your Trusted Advisor Since 1999

LOCAL PARTNERS

Looking After Your Every Need!

Shorewest, REALTORS® family of companies give you one-stop shopping when buying or selling a home.

- Heritage Title Services
- Wisconsin Mortgage Corporation
- Shorewest Home Services
- Shorewest Insurance Services
- Relocations Services
- My Dwelling

Our partners allow us to handle all of the details around your sale with ease.



Your Trusted Advisor Since 1999

EXTENSIVE NETWORK



LEADING
REAL ESTATE
COMPANIES®
of THE WORLD

**HERE AT SHOREWEST, WE'RE NOT JUST LOCAL.
FROM COAST TO COAST AND EVERYWHERE
IN BETWEEN, WE'VE GOT YOU COVERED.**

As an affiliate of Leading Real Estate Companies of the World®, we have real estate professionals at the ready and working with buyers throughout our continent and to points around the globe. When selling with me, and Shorewest, REALTORS®, your pool of buyers is extensive!

- We have a local network of **25 offices** and over **900 agents** working to sell your house.
- We belong to a global network of **120,000 agents** over **50 countries** through Leading Real Estate Companies of the World®
- Today, real estate is sold globally, and no one can represent your property better than us.

FULL SERVICE. FULL SUPPORT

Make Shorewest, REALTORS® Your One Stop for All Your Real Estate Needs

Buy or Sell Your Home.

With over 950 real estate professionals and support staff in 22 offices throughout southeastern Wisconsin, our experts are well versed in local real estate markets and are active members in these communities. After all, who better than your neighbor to help you buy or sell your home?

Relocate with Ease.

A founding member of Leading Real Estate Companies of the World®, the nation's largest real estate network, our full-service Relocation Center has the connections to help you relocate across the state or around the globe.

Finance Your Dreams.

We've helped thousands of home buyers attain financing for their real estate dreams since 1983. From online pre-approval and loan application to a 24-hour rate line to interim financing, Wisconsin Mortgage Corporation helps you make educated mortgage decisions, so you can finance your home with confidence.

Insure Your Future.

Serving the insurance needs of southeastern Wisconsin, Shorewest Insurance Associates offers customized home, auto, life and recreation insurance packages from several major insurance carriers.

Research Your Title.

Personal service from friendly, helpful and knowledgeable people at Heritage Title Service means fewer worries for you.

Make it Yours.

Our Closing Division offers a full-time staff of specialists who prepare the necessary documents for your closing. We worry about the details so you don't have to.

Owning Without the Headaches.

Whether we're helping you lease or manage your property, our My Dwelling division will handle all the details giving you peace of mind.



 HERITAGE TITLE
SERVICES, INC.

 ShoreWEST
REALTORS®
 INSURANCE ASSOCIATES, LLC

 WM WISCONSIN MORTGAGE
CORPORATION

 my-dwelling.com
A SHOREWEST COMPANY

 ShoreWEST
REALTORS®

Your Trusted Advisor Since 1999

HOME PROJECT SOLUTIONS

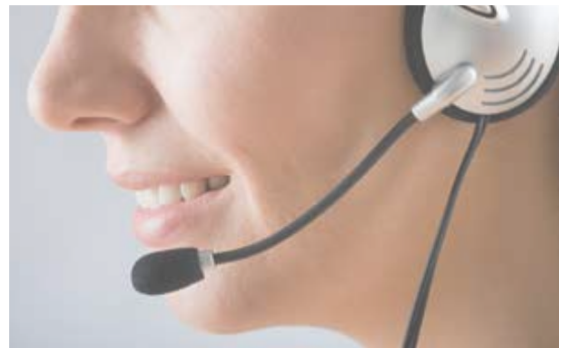
I am Here to Help!

I have an extensive list of vendors to assist your before, during and after your move!

Let me know how I can help.

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Animal/Rodent Control | <input type="checkbox"/> Flood Restoration | <input type="checkbox"/> Internet Access | <input type="checkbox"/> Sewer and Drain Cleaning |
| <input type="checkbox"/> Appliances | <input type="checkbox"/> Flooring | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Siding Install/Repair |
| <input type="checkbox"/> Architecture Services | <input type="checkbox"/> Foundation Repair | <input type="checkbox"/> Lawn Care Services | <input type="checkbox"/> Snow Removal |
| <input type="checkbox"/> Asphalt Repair | <input type="checkbox"/> Garage Door Repair/Install | <input type="checkbox"/> Locksmiths | <input type="checkbox"/> Staging Services |
| <input type="checkbox"/> Cable Television | <input type="checkbox"/> Glass Block | <input type="checkbox"/> Masonry | <input type="checkbox"/> Storage |
| <input type="checkbox"/> Carpet/Upholstery Cleaning | <input type="checkbox"/> Glass Repair | <input type="checkbox"/> Mold Remediation | <input type="checkbox"/> Tuck Pointing |
| <input type="checkbox"/> Chimney Services | <input type="checkbox"/> Grout Services | <input type="checkbox"/> Mortgage Lender | <input type="checkbox"/> Upholstery Services |
| <input type="checkbox"/> Cleaning Services | <input type="checkbox"/> Gutter Cleaning/Repair | <input type="checkbox"/> Movers/Moving Supplies | <input type="checkbox"/> Utility Assistance |
| <input type="checkbox"/> Closet Systems | <input type="checkbox"/> Handyman Services | <input type="checkbox"/> Mudjacking Services | <input type="checkbox"/> Water Damage |
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Hardwood Floor Refinishing | <input type="checkbox"/> Painting | <input type="checkbox"/> Water Testing |
| <input type="checkbox"/> Countertops | <input type="checkbox"/> Heating and Air Conditioning | <input type="checkbox"/> Plumbing Services | <input type="checkbox"/> Water Treatment |
| <input type="checkbox"/> Decks/Porches | <input type="checkbox"/> Home Theater | <input type="checkbox"/> Power Washing | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> Deck Staining | <input type="checkbox"/> Insulation | <input type="checkbox"/> Radon Services | <input type="checkbox"/> Weatherization |
| <input type="checkbox"/> Door Installation | <input type="checkbox"/> Insurance Services | <input type="checkbox"/> Renovations | <input type="checkbox"/> Well Services |
| <input type="checkbox"/> Drainage Solutions | <input type="checkbox"/> Interior Design/Decorator | <input type="checkbox"/> Roofing Services | <input type="checkbox"/> Window Treatment |
| <input type="checkbox"/> Duct Cleaning | | <input type="checkbox"/> Rubbish Removal | <input type="checkbox"/> Window Washing |
| <input type="checkbox"/> Electrical Services | | <input type="checkbox"/> Security Systems | <input type="checkbox"/> Windows Install/Repair |
| <input type="checkbox"/> Fencing | | <input type="checkbox"/> Septic Services | <input type="checkbox"/> And more! |
| <input type="checkbox"/> Fireplace Services | | | |

A TRUSTED NAME IN HOME WARRANTY



Coverage* includes:

- Undetectable pre-existing conditions for home buyer
- Lack of maintenance
- Water heater sediment
- Rust and corrosion

*Subject to all terms and conditions, see plan for detail of coverage.



Your Trusted Advisor Since 1999

Protection and Convenience, All Under One Roof.

A home is one of the largest investments a person will ever make, and it's important to protect that investment. With an HSA home warranty, you can. The home warranty is a service contract that will help safeguard against the high cost of repairs or replacements to the major systems and appliances that fail due to normal wear and tear.

HSA offers the convenience of one source for most repairs so you can avoid the hassle of finding a service contractor in your area. When a covered system or appliance breaks down, all you need to do is contact HSA to report the problem. A qualified, pre-screened service technician will contact you to schedule an appointment that works for you. It's that simple.

Without HSA Home Warranty protection, typical repair or replacement costs* would be:

ITEM	REPAIR	REPLACEMENT
Heating system	\$96 - \$600	\$1,325 - \$4,700
Central air	\$200 - \$1,100	\$1,475 - \$5,200
Water heater	\$85 - \$210	\$420 - \$805
Plumbing	\$100 - \$1,200	\$480 - \$3,225
Refrigerator	\$80 - \$515	\$525 - \$3,100
Oven/range	\$80 - \$310	\$415 - \$2,600

* Based on HSA's estimates of retail cost for repairs and replacements of items listed above. Costs may vary in your geographic area.

Quality service is our top priority

HSA Home Warranty is committed to delivering exceptional service every step of the way. When you're in need of a repair, you'll find HSA's commitment to quality throughout the process. From the customer service representative who handles your request to the service contractor who promptly completes the repair, we'll provide a speedy, reliable solution.

At HSA, requesting service is easy. If a problem arises, you simply contact HSA to report the problem. You can request service 24 hours a day, 7 days a week by calling 1-800-367-1448, or you can report a claim online at www.onlinehsa.com.



Remove the worry and inconvenience of dealing with unexpected home repairs. With HSA Home Warranty, you'll get reliable protection backed by exceptional service.



**Questions about your home warranty? Just call:
1-800-367-1448**

HSA Home Warranty
1861 Ludden Drive | Cross Plains, WI 53528
Phone: 1-800-367-1448 | Fax: 1-877-638-1741
www.onlinehsa.com



Your Trusted Advisor Since 1999



APPLICATION

EASY ENROLLMENT OPTIONS

Online: www.onlinehsa.com

Phone: 800.367.1448 • Fax: 800.329.2478

Mail WITH payment: HSA, P.O. Box 2803 • Memphis, TN 38101

Mail WITHOUT payment: HSA, P.O. Box 849 • Carroll, IA 51401

Contract Number	<input type="text"/>
Date Assigned	<input type="text"/>
Form Number	MW2017

PROPERTY INFORMATION (REQUIRED)

Property Address to be Covered		
City	State	Zip
Listing Expiration Date (if selling)		

REAL ESTATE PROFESSIONAL INFORMATION

Initiating Real Estate Associate:	<input type="checkbox"/> Buyer <input type="checkbox"/> Seller
Shorewest Realtors	
Real Estate Company Information	
262.548.9393	262.782.4743
Main Office Number	Fax Phone Number
Kimberly Dove	kdove@shorewest.com
Agent Name	Agent Email

COOPERATING REAL ESTATE ASSOCIATE

<input type="checkbox"/> Buyer <input type="checkbox"/> Seller	
Main Office Number	Fax Phone Number
Agent Name	Agent Email

CLOSING INFORMATION

Escrow/Closing/Title Company	
Main Office Phone Number	Fax Phone Number
Estimated Closing Date	Closing Number
Closing Representative Name	Email Address

SELLER INFORMATION

First Name	Last Name
Phone Number	Email Address
Mailing Address - Only if different from covered property	

BUYER INFORMATION

First Name	Last Name
Phone Number	Email Address
Mailing Address - Only if different from covered property	

SELECT COVERAGE DESIRED

SELLER/BUYER COVERAGE	\$100 TRADE CALL FEE
Single Family	<input type="checkbox"/> \$490
Condominium	<input type="checkbox"/> \$455
Duplex	<input type="checkbox"/> \$780
Triplex	<input type="checkbox"/> \$1,070
Fourplex	<input type="checkbox"/> \$1,355

SELLER HVAC OPTION

Central heat, air conditioning/heat pump ☐ \$60

NEW CONSTRUCTION (Coverage begins one year after closing)

Year 2 through 4 ☐ \$600
New Construction: Call for optional coverage pricing 800.367.1448

BUYER 7 STAR UPGRADE* ☐ \$149

BUYER OPTIONS

Electronics Plan by Asurion ☐ \$216
Water softener ☐ \$40
Water well pump ☐ \$45
Septic system ☐ \$45
Electronic air cleaner ☐ \$40
Home freezer ☐ \$30
Roof leaks ☐ \$45
Hot tub ☐ \$150
Swimming pool ☐ \$150
Pool/hot tub combination (must share common mechanicals) ☐ \$175

TOTAL

Subtotal	\$
Sales Tax**	\$
Total (payment due at closing)	\$

Please mail payment in with application.

Coverage Limitations: Some limitations and general exclusions apply to covered items. Please read the sample contract section of this brochure for details.

Purchase Agreement: When seller coverage is selected, seller agrees to pay the fee shown on the date legal title transfers to the buyer. This agreement is binding and may not be cancelled. If seller fails to pay the specified fee, seller shall be liable for all attorney fees and court costs incurred by HSA to collect the fee. By application for this contract, seller and/or buyer represent that, to the best of their knowledge, all items are in good working order on the date of application for this coverage. Further, seller and/or buyer agree that failure to notify HSA prior to repair or replacement of any covered item may result in a refusal of coverage on that item.

HSA discloses to the purchaser of this warranty, and the purchaser consents and acknowledges by his/ her signature that the employing broker may receive a minimal fee for services rendered in marketing or administering the sale of this warranty plan.

Coverage Desired: ☐ Seller and Buyer Coverage ☐ Buyer Coverage Only

Applicant signature _____ Date _____

WAIVER: Purchase of this coverage is not mandatory. HSA is not the only warranty available. No other services are contingent upon the purchase of the warranty. I have reviewed the Home Warranty Protection plan and hereby decline coverage. I agree to hold the real estate broker and real estate professional harmless in the event of a subsequent mechanical failure which otherwise would have been covered under the warranty plan.

Signature _____ Date _____

*If the upgrade package has been selected and the property is a multiple family dwelling, the upgrade must be purchased for each unit.

**Add tax where required by law. To obtain exact tax amounts please call 800.367.1448.

Final tax will be calculated on the order confirmation.

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