

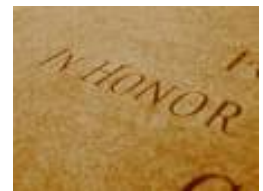
Why Hire The LDM Team To Purchase Real Estate?



The Benefits Are Many:

- ┌ **Time** means **money**, and with the right agent at your service, you'll save both.
- ┌ You'll also **spare yourself frustration**, adding precious hours to your life as your agent advises you through every step of the process to prevent crucial mistakes.
- ┌ What's more, you'll be kept **constantly informed** of the market so decisions flow easily.
- ┌ They will not only make you aware of market trends, but point out specific **properties for which you are qualified (ex. coops)**.
- ┌ Ever try to prepare a lengthy **board package** yourself? Then you know have valuable that service alone can be!

Just find an agent you like and trust, and let them do the rest.



*Finding the right agent can be difficult, but once you do, the rest simple.
Let's see how that pays off...*

- ┌ The **fee for service is paid by the seller**. Ethics in New York City state that the sellers' agent's fiduciary responsibility is to that seller and the requirement is to cast the widest audience possible. How is this done? By giving access to agents bringing their buyers via co-broking.
- ┌ Why not **save yourself hundreds of hours of navigating and searching for a property** by hiring an agent who is committed to you! You will benefit from expert representation, not to mention highly specialized searches sent via email from the largest database in NYC!

What happens when you do find the right property?

- ┌ Your agent can provide **comparables** in your building of the units currently available and those recently sold, as well as neighborhood comparables, all to ensure that you're not paying above market price.
- ┌ An expert agent will **ask the right questions** and direct you to a skilled lender who can tell you how much home you can afford, and can provide the best financing strategy and tips. They will also have the necessary experience with coop buildings-they have access to infinite information that helps identify which board and building makes sense for you financially, and create an effective presentation and smooth navigation through the challenging approval.

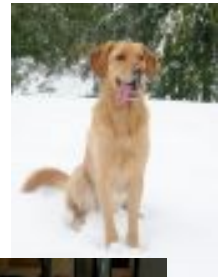


Would I get a better deal going direct?

While it may seem obvious to think so, the answer is clearly NO. Agents representing sellers expect the commission to be split to ensure that the seller has the most exposure to the brokerage community (where 90% of all transactions are consummated). Agents that are members of the Real Estate board understand buyers are allowed to have representation. The commission is included in the sales price, so why not receive all of the benefits, negotiating skills and services by having a professional on your side. Don't you think such an important purchase in your life deserves the finest representation?

An agent represents *your* interests and understands your needs- their fiduciary responsibility is to you.

Whether they entail finding a condo to rent after two years or a place to live with your 70-pound golden retriever. Either way, a caring, knowledgeable professional will match you to the property of your dreams and negotiate on your behalf.



Think finding a property is easy? Here is where your broker shines to make sure you not only find and actually obtain the property! They will ensure you get to the closing.



The benefits of a full-service team: We strive to continuously provide outstanding service and uphold the deepest commitment to our real estate clientele. In return, we ask that you reciprocate in forgoing a loyal trusting relationship with us that will serve well both now and in the future.

What will that loyalty mean for you?

Utmost Knowledge – To keep you always abreast of the real estate scene.

Seasoned Experience – To let you know what to expect, and assist you in making the very best decisions.

Constant Access – Your phone call is important, and will be returned within 24 hours.

Always Available – We'll work with your schedule to show you homes within your search criteria.

Unparalleled Diligence – We're passionate about searching for properties and providing you valuable advice throughout the transaction.

Genuine Care – Because we listen to and care about your unique needs, we also become as passionate about them as you do.

Your dream home is just a click away