

**Bob  
Pedler**  
Real Estate Limited  
Brokerage



Put a Lion  
on your Lawn

**MARK WILLIAMS | REALTOR®**  
**WINDSOR - ESSEX**

# WELCOME TO THE FAMILY

REAL ESTATE TRANSACTION  
KIT

**CONTAINS IMPORTANT INFORMATION**

**SAVE THIS DOCUMENT AND EMAIL FOR  
LATER REFERENCE**





## HELLO

**This is a special message from your real estate agent Mark Williams.**

**This package is intended to give you information about the process of buying or selling a property, as well as provide resources and referrals that you may need during your transaction.**

**I am confident that after reading through to the end, you will feel prepared for every step of the journey in your next big move.**

# My Services

As your agent I will help to find the home that best fits your needs and bring you inside prospect houses for viewings. I will advise you about their market value, write your offers, and give you professional referrals to other related services (see Trusted Businesses Page near the end of this kit).

As your friend, I would be happy to help you plan your move and guide you through the process of setting up your utility payments (see Utility Payments Page near the end of this kit)

Let me know if you have any special concerns you think I could help with!



# STEPS TO BUY OR SELL

## YOU CHOSE THE RIGHT AGENT

I am going to work hard to understand the specific needs of your family and find you the house that best fits.

**If you would like to search for a house yourself, please go use the search tool on the home page of my website [www.buywindsor.net](http://www.buywindsor.net). Every house listed on MLS is searchable there, and you will find other useful things too.**

My website has a lot of great tools and information to help you make great decisions about real estate.

After we find the right house, we need to make the offer!

In 2022 Windsor's market has some quirks.

**Most houses for sale will have a waiting period where they do not accept offers and just do showings. Then, they have something like a silent auction, where they view all their written offers at once.**

This strategy has lead many sellers to great capital gains. For buyers it can present a challenge, but with perseverance I always push us through to the goal line on a great house.



## WHEN THE AGREEMENT IS SIGNED

01

**MAKE SURE YOU HAVE A  
LAWYER & MOVING COMPANY  
LINED UP WHEN YOU SIGN A  
DEAL**

03

**CHANGE OVER UTILITIES,  
INSURANCE, ID'S & TAXES AT  
LEAST 2 DAYS BEFORE CLOSING**

02

**GET HOME INSPECTION & OR  
FIRM UP THE DEAL**

04

**MOVE IN DAY!**

05

**GOOGLE "MARK WILLIAMS WINDSOR" AND LEAVE A  
REVIEW ON MY BIZ CARD TO THE RIGHT OF THE  
SCREEN ABOUT HOW SMOOTHLY YOUR  
TRANSACTION WENT**

## TIMEFRAME

It may take as much as a few weeks or months to find the perfect home for your family.

Stay positive, and remember that I will ensure you make a great decision.

A deal should never be scheduled to close less than two weeks after signing. Lawyers need a MINIMUM of two weeks to do the due diligence, and even that would have to be prearranged. A typical sale closes in 1 month or so after the deal is signed by both sides.

# Trusted Businesses In Windsor



Mortgage  
Brokers

1. [BorderCityMortgages.ca](http://BorderCityMortgages.ca)
2. [MortgageSuite.ca](http://MortgageSuite.ca)
3. [MortgageAlliance.com/en/JimPaisiovich](http://MortgageAlliance.com/en/JimPaisiovich)



Lawyers

1. [RealEstateLawyers.ca](http://RealEstateLawyers.ca)
2. [AmmarLaw.ca](http://AmmarLaw.ca)
3. [JoelWright.com](http://JoelWright.com)



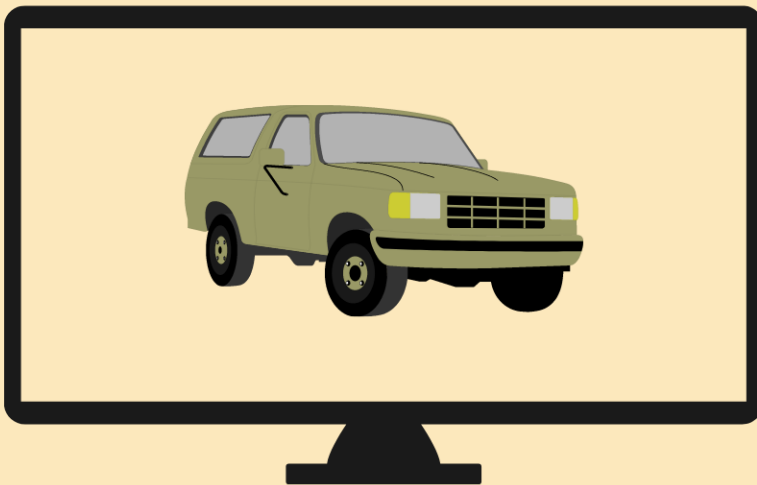
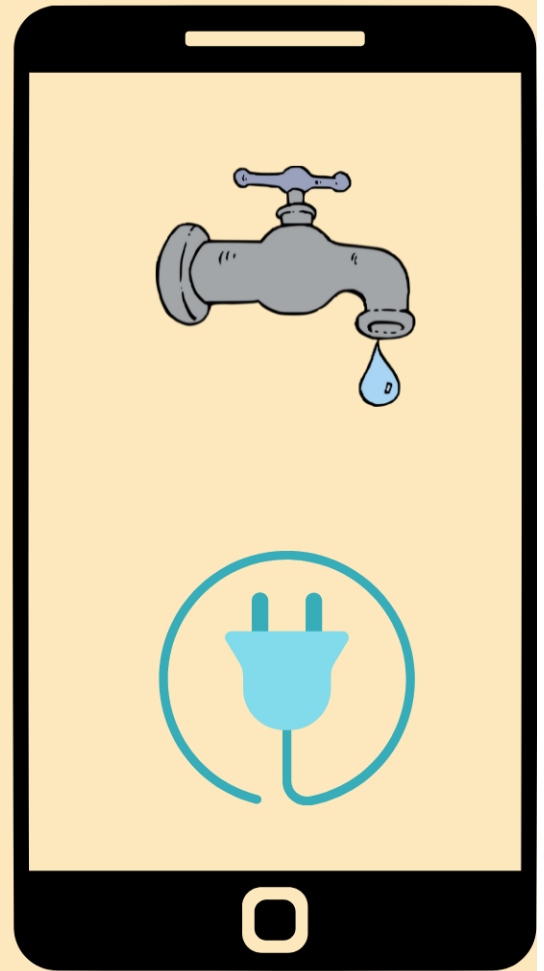
House  
Inspectors:

1. [DownHomeInspections.ca](http://DownHomeInspections.ca)
2. [AWCHomeinspection.com](http://AWCHomeinspection.com)
3. [BlueJayHomeInspections.com](http://BlueJayHomeInspections.com)



Moving  
Companies

1. [aleksmoving.ca](http://aleksmoving.ca)
2. [ramovers.ca](http://ramovers.ca)
3. [facebook.com/2guys1truck2015](https://facebook.com/2guys1truck2015)



**You Can Change Your Electricity & Water Service Address With ENWIN By Submitting The Form On This Website:**

**<https://enwin.com/move-service/>**

**You Could Also Choose To Call: 519-255-2727**

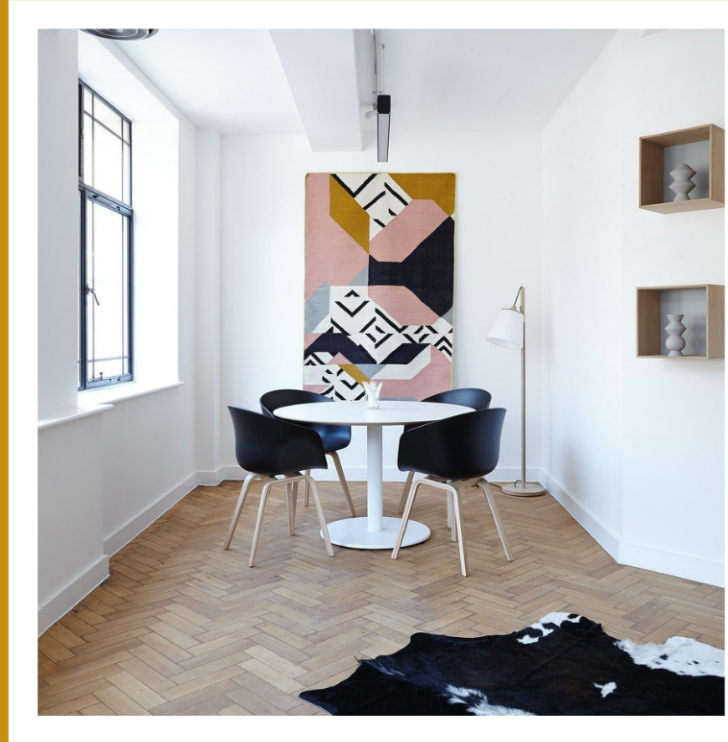
**DON'T FORGET TO CHANGE OVER ALL YOUR UTILITIES, HOME & AUTO INSURANCE AND REGISTRATIONS!**

[www.buywindsor.net](http://www.buywindsor.net)

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# Questions?

## Contact Me

[buywindsor@gmail.com](mailto:buywindsor@gmail.com)

CELL: 519-300-6464

[www.buywindsor.net](http://www.buywindsor.net)

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