

INTEGRITY, KNOWLEDGE, AND EXPERIENCE...

- KELLEHER Real Estate is independently owned and operated by long time island residents
- Decades of experience in the Vineyard Market
- Members of the Board of Realtors which demands adherence to a stricter code of ethics
- Real Estate Cybersociety specialists, making optimum use of the web to support sales process
- Brokers and agents have extensive education and business backgrounds in addition to real estate
- Advanced training in Buyer Broker Representation
- A percentage of each sales commission is set aside in our Dreamcatcher's Children's Foundation, providing camp and college scholarships for island children, and supporting a number of other island causes



Photo by www.gofixgrafix.com

COMPREHENSIVE BUYER SUPPORT SERVICES INCLUDE...

- Educating the Buyer on market trends
- Providing an extensive consult on the Buyer's investment objectives, and advising the Buyer on area considerations in relation to these objectives
- Taking responsibility for fact checking on any outstanding issues related to a property
- Reviewing the various agency relationships
- Offering to represent the Buyer in all phases of the transaction
- Advising the Buyer of all anticipated expenses
- Recommending team players needed to effect a smooth closing to include lenders, inspectors, lawyers and trades people
- Setting up e-mail system to automatically send relevant listings to the Buyer
- Positioning the Buyer for a successful outcome once a property has been found
- Representing the Buyer at all inspections and tracking all documentation to keep things moving
- Providing the Buyer access to automated Transaction Processing System available 24/7 to track progress

Photo by www.adobepines.com



BUYER REMINDERS...

Be Sure Your Agent Explains:

- Benefits of working with a Member of the Board of Realtors
- Current market trends and their impact on the buying strategy
- Land Bank Fees – What they are, how much they will cost, who pays them and the impact they have on the Island and conservation efforts here on the island
- Importance of pre-qualifying for a home prior to the bidding process
- Insurance considerations when buying on the Vineyard
- Use of 1031 Exchange Programs and which purchases qualify for them
- Bidding process to include formulating an offer, counters, effective use of contingency dates and deposit amounts to your benefit

For in depth information on these and all other aspects of the purchase process, call or e-mail our office.

E-mail: sales@kelleherrealestate.com
Toll Free 888.693.8001 Local 508.693.8000

KELLEHER
REAL ESTATE SERVICES OF MARTHA'S VINEYARD, INC.