MATT WEAVER TEAM
CROSSCOUNTRY MORTGAGE™

ULTIMATE LISTING TOOL

SELL LISTINGS FAST

PLAYBOOK

MattWeaverMarketing.com

NMLS175651

Overview

In today's transitional market, there will be listings that have multiple offers and listings with little to no activity. Listings with minimal activity need a different approach in order to sell.

If a listing is properly priced and not receiving any offers, it's clear that the market is rejecting the price and wanting to pay below appraised value. Why is this?

Because in some cases, listings can appraise for a higher value than a buyer is willing to pay, due to appraisals using historic sales data from 6-12 months ago. In this case, it makes sense to have the listing pre-appraised, understand the value, and discuss with the seller how much they would be willing to sell below appraised value, which creates a seller credit that can be offered to incentivize a buyer.

The vast majority of buyers would rather have a seller credit to offset closing costs, lower their interest rate, or both, instead of a price reduction.

Welcome to the Ultimate Listing Tool which allows agents to order a pre-appraisal at a reduced cost to better understand market value and credits. Contact Matt Weaver for details!

561-864-2458

Step #1

Order Pre-appraisal

The Ultimate Listing Tool allows agents to order a pre-appraisal at a reduced cost to better understand market value and credits. See instructions on the following page to order pre-appraisal.

Appraisal will be a drive-by appraisal which has two benefits:

1) Reduced appraisal cost
2) Agent has complete control regarding when to share with sellers if they so choose

Appraiser will contact the agent for all property details and photos to ensure accuracy of value.

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ORDER PRE-APPRAISAL
TO DETERMINE VALUE
AND SELLER CREDITS

ULTIMATE LISTING TOOL

Steps to Order Appraisal

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- **To request your pre-appraisal**, please visit MattWeaverMarketing.com and click "Ultimate Listing Tool" at the top menu, or simply scan the QR code above. Reports are expected 4-5 business days after appraiser assignment is accepted.
- Reduced appraisal cost of $250.00 must be paid prior to completion scheduling.
- Available for Single Family Homes, Townhomes, Condominiums and Villas with a maximum home value of $1,500,000 (higher values possible on case-by-case basis).

SAMPLE MLS LISTING VERBIAGE

"This property qualifies for a seller credit of $20,000 towards buyer's closing costs or interest rate buydowns. Buyer is not obligated to use Matt Weaver of CrossCountry Mortgage to have offer accepted however must use Matt Weaver to qualify for the credit."

Call 7 Days A Week | 561-864-2458 | MattWeaverTeam@ccm.com

Step #2

Appraisal Received

Now that you have received the appraisal, it is important to establish how much the seller is willing to accept below appraised value, in order to establish how much of a credit you can advertise to potential homebuyers.

Note: Contact the Matt Weaver Team with the amount of credit your seller has agreed to and learn how to market to homebuyers. 561-864-2458

Step #3

MLS Listing Verbiage

Use MLS approved verbiage for broker remarks.
See example below.

"This property qualifies for a seller credit of $20,000 towards buyer's closing costs or interest rate buydowns. Buyer is not obligated to use Matt Weaver of CrossCountry Mortgage to have offer accepted however must use Matt Weaver to qualify for the credit."

Step #4

Order Your Listing Flyer

Advertise your seller credit to attract more buyers and sell your listings faster. See instructions on the following page to order your Buydown Listing Flyer showing buyers how much they can save on monthly payments when using a seller credit to buy down their interest rate.

Note: The Matt Weaver Team will determine which type of temporary buydown can be used based on the credit amount your seller is willing to give.

Buydown Listing Flyer

4428 O'Rourke Ct.
Wesley Chapel, FL 33543

1,990 SQ FT
4 bed - 3 bath

Purchase Price
$ 420,000

REDUCED MORTGAGE PAYMENTS TO THE BUYER FOR FIRST 3 YEARS!

This is not a substitute for a Loan Estimate. Sample rate provided for illustration purposes information below. Rate(s), APR(s) and payment info is valid as of 07/09/2024

This is not a commitment to lend or commitment for a specific interest rate. Sample rate provided for illustration purposes only and is not intended to provide mortgage or other financial advice specific to the circumstances of any individual and should not be relied upon in that regard. CrossCountry Mortgage, LLC cannot predict where rates will be in the future. Refinancing may result in higher total finance charges over the life of the loan. For more licensing, please visit crosscountrymortgage.com/licensing-and-disclosures.

Program assumes a first lien position, 740 FICO score, 30 day rate lock, based on a single family home. All terms are subject to underwriting guidelines and applicants credit profile, not all applicants will be approved. Contact Matt Weaver at CrossCountry Mortgage for more information.

This property qualifies for a 3-2-1 Buydown reducing the buyer's interest rate and payments for the first three years. Buyer is not obligated to use Matt Weaver Team of CrossCountry Mortgage to have offer accepted however must use Matt Weaver Team to qualify for the credit.

	Monthly Payment Savings	Annual Payment Savings
Savings Year 1	$627	$7,527
Savings Year 2	$429	$5,150
Savings Year 3	$220	$2,637
	Payment Savings to Buyer	**$15,314**

	MARKET RATE	Year 1 (Reduced 3%)	Year 2 (Reduced 2%)	Year 3 (Reduced 1%)
Purchase Price	$420,000			
Down Payment %	20.00%			
Loan Amount	$336,000			
Interest Rate/(APR)	6.875%/(7.013%)	3.875%	4.875%	5.875%
Mortgage Payment	$2,207	$1,580	$1,778	$1,988
Total Payment (inc. Insurance, Taxes, HOA est.)	$3,153	$2,526	$2,724	$2,933

Matt Weaver
#1 Mortgage Originator in Nation
(Most Loans Closed)
NMLS 175651
Office: 561.864.2458
mattweaverteam@ccm.com
mattweaverteam.com

MATT WEAVER TEAM
CROSSCOUNTRY MORTGAGE™

Agent Name
Realtor®
Team/Brokerage
Mobile: 111.111.1111
Agent Email
Agent Website

(Agent Logo)

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3-2-1 Buydown Flyer

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