



Home Finding Guide

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LANDMARK PROPERTIES

“A home is one of the most important assets that most people will ever buy. Homes are also where memories are made and you want to work with someone you can trust.”

– Warren Buffett
Chairman and CEO
Berkshire Hathaway Inc

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We have assisted thousands of people in the purchase or sale of a home, which for most of them is the largest, single asset they will own in their lifetime. And, in the course of doing all that business, we've learned the area rather well — after all, it's also the place we call home.

Berkshire Hathaway HomeServices Landmark Properties is one of the most trusted real estate names in North Carolina. Not only does that mean that home buyers and sellers have a valuable partner at their side, it means we're here to stay.

Beyond our name, there are certain qualities that define us: traits, practices, values. There's our will to exceed expectations for exemplary service and professionalism in everything we do. We build lasting relationships based on trust and care with our clients and the communities we serve. We partner with our associates to create an environment that fosters success and meaningful careers. Most importantly, we exist to redefine home buying, selling and ownership by integrating all the elements of the transaction into a seamless real estate experience.

Come on in, we'd love to show you our homes.

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Who We Are

See why we're good to know.

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Berkshire Hathaway HomeServices is among the few organizations entrusted to use the Berkshire Hathaway name – a name representing strength, integrity, stability and longevity. In turn, Berkshire Hathaway HomeServices network members, and every agent that operates under that member's name, reflects those same values. I'm proud to be an ambassador for such a strong, trusted brand and it's a brand you'll want empowering you, too, as we begin the process of selling your home...together.

There is more to our name than noted prestige. Network members are also backed by industry leadership with years of experience and an expansive reach across the globe.

Locally, we represent strength, too. Berkshire Hathaway HomeServices Landmark Properties is a full-service brokerage with a company culture that promotes high standards, positive attitude & energy and an inclusive workplace. Additionally, the brokerage is proud to be a market leader in the greater Hickory and Charlotte Metro areas and home to some of the area's highest-producing, top agents.

TOP TEN
WORLD'S MOST ADMIRABLE COMPANIES
2022

FORTUNE
MAGAZINE

1. Apple	6. Walt Disney
2. Amazon	7. Costco Wholesale
3. Microsoft	8. Pfizer
4. Berkshire Hathaway	9. Alphabet (Google)
5. JPMorgan Chase	10. American Express

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Why Berkshire Hathaway HomeServices Landmark Properties is *Good to know*®

Backed by one of the most admired names in business and entering the market with a commitment to providing straightforward advice, the Berkshire Hathaway HomeServices name comes with its advantages:

- A name you can trust.
- A commitment to providing great service.
- A network of experienced, knowledgeable agents.
- Industry-leading technology and tools.
- Adherence to the highest standards.

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We Offer Full Services...

PROSPERITY

HOME MORTGAGE, LLC®

Prosperity Home Mortgage, LLC, is a full-service mortgage banker specializing in residential and refinance loans. They offer a wide range of mortgage products, including fixed and adjustable rate mortgages, jumbo loans, Federal Housing Administration (FHA), and Veterans Affairs (VA) loans.

Exclusive to Berkshire Hathaway HomeServices Landmark Properties clients:

- Complementary appraisal for all qualified borrowers (up to \$1,000 value)
- No loan origination fees for VA home loans (up to \$1,195)
- Dedicated loan officer to provide customer service for your unique needs from start to finish

When you choose Prosperity Home Mortgage as your lender, you'll benefit from our:

- Competitive rates and fees
- Our Mortgage Consultants with extensive knowledge of your local market
- Knowledge and expertise on available mortgage products
- Prompt and thorough communication
- Dedication to exceptional customer service for your unique needs from start to finish



A Home Services Warranty can help sell a home faster and closer to list price. A home warranty is a service contract that covers the repair or replacement of many of the most frequently occurring breakdowns of home system components and appliances. What's a Cinch protection plan? An affordable, award-winning home warranty that helps control the costs of appliance and system breakdowns. Backed by a 180-day guarantee.

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We Offer Full Services...

relocation SERVICES

Relocation and Corporate Services

Our Berkshire Hathaway HomeServices Landmark Properties Relocation Department offers home finding assistance, home marketing, and inventory assistance, as well as complimentary area tours of Greater Charlotte, Hickory and upstate SC areas and the surrounding communities. Our certified relocation agents are specifically trained and entrusted with exceptional service to domestic and international transferring employees. . Our relocation professionals can move a single employee or an entire company with the same level of care. Our clients rely on our full-service relocation network for a stress-free and easy move

Berkshire Hathaway HomeServices Landmark Properties is proud to provide corporate employees with a complete overview of their corporate move to the Greater Charlotte, Hickory and upstate SC areas through our Corporate Services that include marketing assistance; home finding assistance; orientation/area and rental tours; Broker Market Analyses (BMAs) for both origin and destination needs; and group moves.

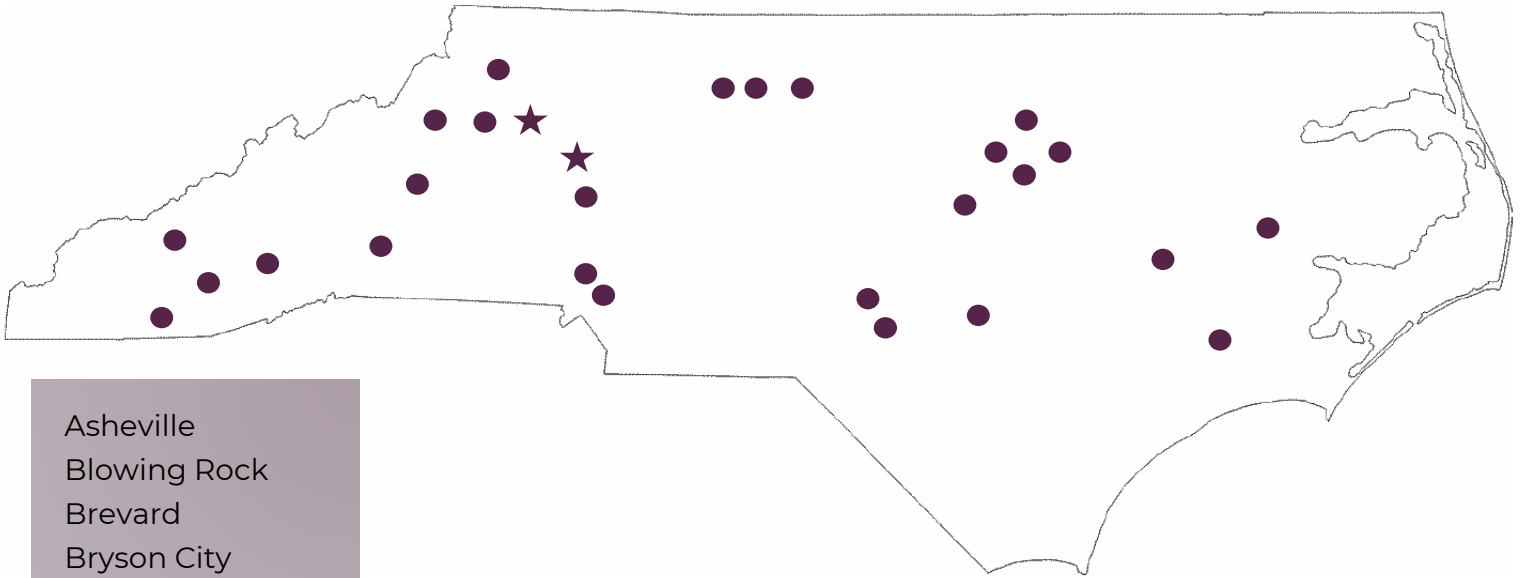
Marketing Assistance – Employees planning to relocate will first meet with a Preferred Relocation Specialist selected to best fit their needs. The broker will then assess the property's value by preparing an extensive BMA and determine the right marketing strategy for the sale of your home.

Home Finding Assistance – Employees who are moving into the Greater Charlotte, Hickory and upstate SC areas will meet with a Preferred Relocation Specialist selected to best fit their needs. Our agent will assess their housing needs, accommodating price, style and lifestyle as well as future resale aptitude of the home. We also advise clients with short-term investment goals as most relocating employees are likely to relocate again within three to five years.

BMAs – Our experienced brokers are qualified to complete a thorough and accurate property analysis within the local market. Whether the BMA is required for marketing or destination purposes, our Preferred brokers are ready to exceed your expectations

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- Asheville
- Blowing Rock
- Brevard
- Bryson City
- Cashiers
- Chapel Hill
- Charlotte
- Durham
- Fayetteville
- Goldsboro
- Greensboro
- Greenville
- Hendersonville
- Hickory** ★
- Highlands
- Huntersville
- Jacksonville
- Kernersville
- Morganton
- Morrisville
- Pinehurst
- Raleigh
- Sherrills Ford** ★
- Southern Pines
- Waynesville
- Winston-Salem

The storied Berkshire Hathaway name stands for strength, integrity and trust...and is universally respected. Put simply, when the Berkshire Hathaway name appears on a yard sign, it's a sign that buyer and sellers want to see.

Berkshire Hathaway Inc. is a worldwide holding company based in Omaha, NE. It's Chairman and CEO is Warren Buffett, often referred to as the 'Oracle of Omaha' and according to Time magazine's ranking, is among the world's most influential people.

Berkshire Hathaway HomeServices brings together a world-class brand name with the proven operational excellence of HomeServices of America, our parent company.

The Berkshire Hathaway HomeServices family consists of affiliates that are corporate owned by HomeServices of America, a Berkshire Hathaway affiliate and independently owned and operated franchises.

Berkshire Hathaway HomeServices Landmark Properties is part of a network of offices that operate throughout the state of North Carolina.

We're Good to Know

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Why I'm Good to know.®

The right agent can make all the difference. I'll prove that to you by applying my knowledge and expertise to achieve the successful sale of your property.

You can expect that I will:

- Work with you at every stage of the homeselling process.
- Keep you informed at all times through an agreed-upon system of regular communication.
- Give you reliable information and straightforward advice so that you can make informed, confident decisions.
- Identify your needs.
- Develop and implement an effective marketing plan for your property.
- Help you determine an effective pricing strategy.
- Recommend steps to prepare your property for market.
- Represent you in negotiations with prospective buyers.
- Work to protect your interests through the completion of the transaction.
- It is my hope that you will be so pleased with my service that you will turn to me for advice on your future real estate needs.

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We will provide the best service possible for every client we represent. We will never tell a client what they want to hear if it is not reality. We will never enter into a client relationship where we know what is expected of us cannot be done in good faith. We will never enter into an agreement with a seller who is unrealistic in regards to the proper pricing. When hired to sell a client's home, we will always make recommendations that can assist their home's value or help reduce its marketing time even if it means telling them things that do not want to hear. We acknowledge that we may periodically lose business because we are truthful with our clients and our competitors — we will never tell them what they want to hear to temporarily get their business. We will always remember that to have a winning relationship for our clients, we must always have a mutual goal.

We will never lose sight that our honesty, loyalty, understanding, accountability and creativity are what make us so very different from the real estate masses. Our services will always be made available to the public. We will always utilize a well-trained staff to assist us in the complex home selling process. We will prioritize our time so that we are working with only people who are either buying or selling real estate. We will always treat all parties honestly and fairly and we will always offer our properties without regard to race, color, creed, religion, sex, ancestry, national origin, handicap or family status. We will always promote the best interest of the owner, obtain the best price for the owner and disclose to the owner all facts that might affect or influence their decisions.

We assure you that during our real estate career, we will always strive for excellence and we make a commitment to forego a portion of our life in exchange for continued education so that we may better serve our clients.

We share this with you because it is important for you to know how we feel about the real estate industry and how we feel about the marketing of your home. We win in life by helping others. Thank you for this opportunity.

Mission Statement

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