



# Selecta Service

Simply Select a Service and Sell Your  
Home, It's Fast, Easy and Effective !

Custom Service For:

To Sell Their Home Located At:


**With Darby Hiles**



## Advertising Services

Realtor.ca Listing (22 boards)	\$999
Online Syndication (100's of Sites)	\$699
Darbyhiles.ca Listing	\$49/Month
Social Media listings	\$49/Post
Toronto Board Listing	\$999
Professional Staging Consultation	\$249
Professional Photography	\$250-600
Hard Workin Hands Curb Appeal	\$495
Virtual staging	\$50/Photo
Matterport Virtual Tour	\$225-449
Floorplans	\$275-449
Database of Potential Buyers	\$189
Province Wide Buyer Agent Network	\$499
Top Buyer Direct (Email to Top Buyers)	\$599
Contact Top Buyer's Agent	\$100/Agent
Unbranded Marketing Approach	\$499 + \$100
Neighborhood Blitz	\$399
Web Marketing Blitz	\$799 + \$100
Community Outreach	\$199
24 Hour Talking Ad	\$459
Smooth Transition Program	\$50 + Item
Best Buyer Magnets	\$199 +

## General Services



Complete Showing System	\$870
Lockbox & Software	\$615
Local Statistics	\$299
Weekly Listing Report	\$79/Week
Professional Appraisal Opinion	\$995
The Everyday Open House	\$1799
Reverse Offer System	\$199/Offer
24/7 Help Hotline	\$2.99/Day
24/7 Buyer Request Hotline	\$2.99/Day
Best Buyer Magnets	\$199 +
The Ultimate Moving Checklist & 27 Tips	\$599
Mortgage Calculator	\$49
CREA News and Stats	\$49

Professional Negotiations(Mandatory)

1% of Purchase Price

## Guarantees

○	Honest Promises Guarantee	\$99
○	Honest Presentation of Track Record	\$99
○	Qualified Buyers Guarantee	\$199
○	Reality Based Selling Price Range	\$199
○	Reality Based Timeline	\$199
○	24 Hour Communication Guarantee	\$199
○	Cancellation Guarantee	\$399
○	Sold for 100% of Asking Price or I pay you \$5000!*	Exclusive
○	Your Home Sold in 14 Days Guaranteed or I'll Sell it for Free!*	Exclusive
○	Your Home Sold Guaranteed or I'll Buy It!*	Exclusive

# Which Advertising Package is Right for You?

“ How much work do you want to do? How fast do you want to sell?  
How much do you want to sell for?

## Essential

Realtor.ca Listing  
Online Syndication  
Darbyhiles.ca Listing  
Social Media listings

## Professional

Realtor.ca Listing  
Online Syndication  
Darbyhiles.ca Listing  
Social Media listings  
Toronto Board Listing  
Pro Staging Consultation  
Professional Photography  
Hard Workin Hands Curb Appeal  
\*Virtual staging  
\*Matterport Virtual Tour  
\*Floorplans

## Platinum

### Professional +

Database of Potential Buyers  
Province Wide Buyer Agent  
Network  
Top Buyer Direct (Email to Top  
Buyers)  
Contact Top Buyer's Agent  
Unbranded Marketing  
Neighborhood Blitz  
Web Marketing Blitz  
Community Outreach  
24 Hour Talking Ad  
Smooth Transition Program  
Best Buyer Magnets

~~\$1587 Value~~

\$999

~~\$4430 Value~~

\$3499

~~\$8371 Value~~

\$6950

# Which General Service Package is Right for You?

“ How much work do you want to do? How fast do you want to sell?  
How much do you want to sell for?

## Essential

Complete Showing System

## Professional

Complete Showing System

Lockbox & Software

Local Statistics

Weekly Listing Report

## Platinum

**Professional +**

Professional Appraisal Opinion

The Everyday Open House

Reverse Offer System

24/7 Help Hotline

24/7 Buyer Request Hotline

Best Buyer Magnets

The Ultimate Moving Checklist &

27 Tips

Mortgage Calculator

CREA News and Stats

**\$795 Value**

\$795

~~**\$3680 Value**~~

\$2950

~~**\$8573 Value**~~

\$5950

# Want More for Less?



How much work do you want to do? How fast do you want to sell?  
How much do you want to sell for?

## Essential

- Realtor.ca Listing
- Online Syndication
- Darbyhiles.ca Listing
- Social Media listings
- Complete Showing System
- 24 Hour Communication
- Cancellation Guarantee

## Professional

- Realtor.ca Listing
- Complete Showing System
- Online Syndication
- Lockbox & Software
- Darbyhiles.ca Listing
- Local Statistics
- Social Media listings
- Weekly Listing Report
- Toronto Board Listing
- Cancellation Guarantee
- HWH Curb Appeal
- Communication Guarantee
- Pro Staging Consultation
- Professional Photography
- \*Virtual staging
- \*Matterport Virtual Tour
- \*Floorplans

~~\$3055 Value~~

\$1299

~~\$8708 Value~~

\$7950

# Want More for Less?



How much work do you want to do? How fast do you want to sell?  
How much do you want to sell for?

## Platinum

Realtor.ca Listing	Top Buyer Direct	Professional Appraisal
Online Syndication	Contact Top Buyer's Agent	Everyday Open House
Darbyhiles.ca Listing	Unbranded Marketing	Reverse Offer System
Social Media listings	Neighborhood Blitz	24/7 Help Hotline
Toronto Board Listing	Web Marketing Blitz	24/7 Buyer Hotline
Pro Staging Consultation	Community Outreach	Best Buyer Magnets
Professional Photography	24 Hour Talking Ad	The Checklist & 27 Tips
HWH Curb Appeal	Smooth Transition Program	Mortgage Calculator
*Virtual staging	Best Buyer Magnets	CREA News and Stats
Virtual Tour	Complete Showing System	Cancellation Guarantee
Floorplans	Lockbox & Software	Communication Guarantee
Database of Buyers	Local Statistics	Real Timeline & Price
Province of Buyer Agents	Weekly Listing Report	Honest Promises & Record

**Bonus: Includes Full Quick Bid Program**

~~\$18,337 Value~~

\$11,995



# Can You Really Sell a Home this Fast and Pay Less?

“ How much work do you want to do? How fast do you want to sell?  
How much do you want to sell for?

## The Quick Bid Program

Realtor.ca Listing	*Virtual staging	Web Marketing Blitz
Online Syndication	Virtual Tour	Community Outreach
Darbyhiles.ca Listing	Floorplans	Professional Appraisal
Social Media listings	Database of Buyers	Reverse Offer System
Toronto Board Listing	Province of Buyer Agents	Local Statistics
Pro Staging Consultation	Top Buyer Direct	The Checklist & 27 Tips
Professional Photography	Unbranded Marketing	One Day Open House
HWH Curb Appeal	Neighborhood Blitz	Offer Date, Presentation
	Contact Top Buyer's Agent	Negotiations

**Buy this Home and if You're Not Satisfied I'll Sell It for FREE! - Included**

Do you want to sell fast and pay less commission?

This may be the choice for you, as a bonus I am going to throw in all of the essentials and a lockbox. This strategy is highly focused on marketing and is a one week(approximately) turn around where we drive all buyers to your home at the same time, they'll be lined up on the street to see your home, the bidding will start and I will help negotiate the right deal for you.

**\*This is not a guarantee, it is simply a custom service I've created**

~~\$11,107 Value~~

\$8995

# Sell Guaranteed and Pay Nothing Upfront?

How would you like your home to be sold guaranteed and pay nothing upfront?

Your Home Sold for 100% of Asking Price Guaranteed or I Pay You!\*

Your Home Sold in 14 Days Guaranteed or I'll Sell it for Free!\*

Your Home Sold Guaranteed or I'll Buy It!\*

Buy this Home and I'll Buy Yours!\*

Buy this Home and if You're Not Satisfied I'll Sell It for FREE!\*

## Platinum (\$18,337)

Realtor.ca Listing	Top Buyer Direct	Professional Appraisal
Online Syndication	Contact Top Buyer's Agent	Everyday Open House
Darbyhiles.ca Listing	Unbranded Marketing	Reverse Offer System
Social Media listings	Neighborhood Blitz	24/7 Help Hotline
Toronto Board Listing	Web Marketing Blitz	24/7 Buyer Hotline
Pro Staging Consultation	Community Outreach	Best Buyer Magnets
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Virtual Tour	Complete Showing System	Cancellation Guarantee
Floorplans	Lockbox & Software	Communication Guarantee
Database of Buyers	Local Statistics	Real Timeline & Price
Province of Buyer Agents	Weekly Listing Report	Honest Promises & Record

**4% Upon Completion- You don't pay a cent unless you sell!**