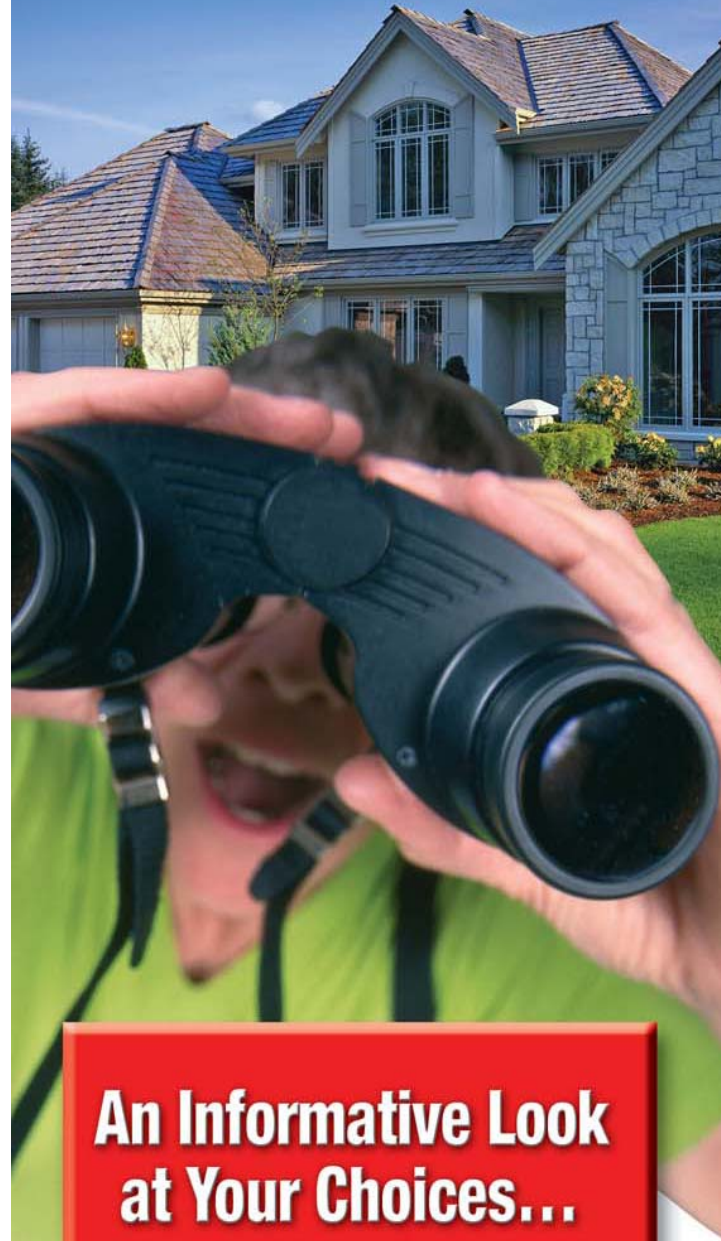


**Looking for the Best Choice  
to Buy or Sell Real Estate?**



**An Informative Look  
at Your Choices...**

## Thinking Through Choices

- 1 You might be tempted to gamble and try to buy or sell a home on your own, but you first need to know your odds of 'winning' and the cost of losing.
- 2 You might gamble (again) and choose a discount (less than full service) provider who may or may not get the job done, or not perform to your expectations.
- 3 You might choose a 'full service, traditional fee' company, but get less than expected results if the individual Realtor did not have the experience or service ethic you need.
- 4 Or, you can work one of the best – a professional real estate consultant – such as Steve and Mary Wiley, who have the experience, ability and confidence to ensure your outcome and satisfaction – in writing.

What is your time worth? Would you really save money if your transaction didn't close or wasn't performed well, even if you paid less for the service? Who will you trust?



## Choose a Professional

Start by interviewing only professional caliber Realtors who have a time-tested and proven track record of meeting and exceeding their clients' expectations. Read and compare their written service proposals.

## Get Money Back Performance Guarantees

Wouldn't it be great if everyone guaranteed their work in writing? Why gamble? Shouldn't your bottom line be insured with your Realtor's bottom line?

## Demand High Tech + Personal Service

State-of-the-art technologies combined with personal touch service and when-you-need-it access to your Realtor produce the proper mix of service to best serve your needs.

'Tech Tools' should include automated, real-time Personal Home Finders E-Mail, in-home Talking House Transmitters, 24 Hour Virtual Open Houses (panoramic photos online), Multiple Listing System access, and other cutting-edge Internet-based resources to simplify buying and selling.

## Enjoy a Better Service Concept

Steve & Mary Wiley's business is **The MarketPro Group** – a hand-picked team of internal and external service members that is part of one of Lincoln's best and oldest real estate companies – giving you the best of both 'big' and 'personal'.

Mary and Steve know that real estate is a time and quality intensive business, and they have structured their business to meet those standards.

## Live the Good Life in Lincoln

"Lincoln is one of the best cities in the country to call home," Mary says. "Lincoln is safe and clean, and offers many 'Wows' including excellent schools, entertainment, dining and culture. Plus, Lincoln has some of the most genuine people you'll ever meet."

Mary and Steve wouldn't want to raise their two sons anywhere else, and they enjoy sharing the rich opportunities that Lincoln offers with their clients.

## Call to Get the Service You Deserve

Mary and Steve couldn't imagine more satisfying work than helping their clients. They have been blessed with the talent and opportunity to help many in this special way. "The work we do ultimately affects people's lives in important and personal ways."

**Take a moment to contact Steve and Mary – by referring to contact data on the back of this brochure. They are ready to listen and understand your needs and timeline, and to provide you with a written service proposal today.**

**Steve & Mary Wiley**

**The MarketPro Group** at Woods Bros. Realty

**marketpro@alltel.net**

**www.LincolnHomeFinder.com**

**402-434-3885**

7141 A Street, Lincoln, NE 68510

*Go to [www.LincolnHomeFinder](http://www.LincolnHomeFinder) to shop over 2,500 homes for sale in Lincoln, get community information, run loan programs, get maps, and access free reports and time-tested advice.*

# Special Reports

## Buying

- The Best Loan Programs Today
- How to Shop for and Select a Loan
- How to Beat Others to Hot New Listings
- How to Avoid Costly Mistakes When Buying a Home
- Should I Buy or Sell First?
- 101 Questions to Ask Before You Buy or Build a New Home

## Selling

- How to Price Your Home to Sell Profitably
- Eight Critical Steps to Sell Your Home
- How to Sell Your Home 'By Owner'
- How to Avoid Costly Mistakes When Selling a Home
- Should I Sell or Buy First?
- How to Avoid Negotiation Mistakes

*Ask Mary and Steve for a copy of any of their Special Reports via fax or e-mail.*

# Performance Guarantees

## ■ Buyer's and Seller's Easy Exit Guarantee

This innovative guarantee removes any concern about being "stuck" to lengthy listing or buyer agency representation agreements.

## ■ Seller's Satisfactory Sales Price/ Sold-On-Time Guarantees

If your home doesn't sell as forecasted, your fee to sell is reduced.

## ■ Buyer's Saving Guarantee

If you don't save money on your purchase, as forecasted, we offer money back at closing.

## ■ Seller's Love Your Home Guarantee

If you decide to re-sell within six months of close of your purchase, our listing fee is lowered.

Ask Mary and Steve for a Marketing & Sales Proposal or a Buying Proposal, complete with copies of these guarantees for your review.