

Beware of THESE KIND of AGENTS when listing your home for sale!

They are known to have bouts of friendliness, enthusiasm, professionalism and energy that can last for several hours. Extra care must be taken when being approached by these creatures of multiple bad habits. If you observe any of the following traits, you may be in the presence of a... "Lame Agent." (See list below)



This is a public service announcement and a shameless plug for the superb services of John "Black Hat" Baker!

- **Lack Luster Home Photos**
- **Weak MLS Presentation and Description**
- **Poor Quality Flyers or No Flyers at All**
- **Abandoned and Pathetic Looking Sign Post**
- **No Solid Internet Presence**
- **No Detailed Virtual Tour**
- **No Additional Advertising**
- **Agent Sees No Value in Proper Home Staging**
- **No Open House - No Broker's Caravan**
- **No Timely Updates by Agent**
- **Phone Calls Not Promptly Returned by Agent**
- **No Digital Lock-Box for Tracking Visitors**
- **Agent Treats Client as Just Another Listing**
- **Out of Area Agent NOT in Touch With Local Real Estate Market**

Selling a home in today's market requires all-out-massive-action!

Go online and get my FREE Home Seller's Pack... Learn how I'll market your home to the world!

John "Black Hat" Baker



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