

Some THINGS can make just about everyone cry...

Hopefully one of those THINGS is NOT your Real Estate Agent!

Avoid the ways of the "Lame Agent." They're easy to spot by the things they do! (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**

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requires all-out-massive-action!*

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John "Black Hat" Baker



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