

CEDAR RAPIDS AND EASTERN IOWA HOME SELLERS

THE SELLER ADVANTAGE PACKAGE

How I price, prep, and market your home so it sells for top dollar, with fewer surprises at the negotiating table.

WHY MOST LISTINGS SIT

Priced on hope

Overpriced homes make the competition look like a deal.

Skipped fixes

Small items become repair requests and price cuts.

Weak marketing

Dark photos and a bare MLS entry don't stop the scroll.

WHAT YOU GET WHEN YOU LIST WITH ME

ONLY WITH MILES

Contractor's-Eye Walkthrough

I've worked as a contractor and helped flip homes. I flag what inspectors will catch and which fixes pay you back.

Pricing Strategy Report

Recent sales and active competition, not an online guess.

Prep and Listing Plan

What to fix, what to skip, and how to stage.

Marketing Built to Find Buyers

Professional photos, full MLS exposure, targeted social ads.

Your Rate, Your Options

An intro to a trusted local lender to review your next move.

Weekly Seller Updates

Showings, buyer feedback, and online activity every week.

Miles Hutton, REALTOR®

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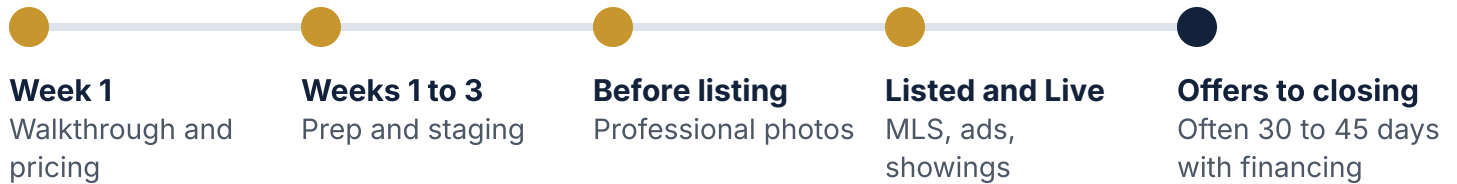
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THE CONTRACTOR'S-EYE CHECKLIST

Ten things a buyer's inspector looks at. Most take under an hour.

- ☐ Drips under sinks and around toilets
- ☐ No missing outlet or switch covers
- ☐ Cracked caulk at tubs and sinks
- ☐ Railings and door hardware tightened
- ☐ Furnace filter changed, records handy
- ☐ Doors and windows latch smoothly
- ☐ Smoke and CO detectors tested
- ☐ Gutters drain away from the foundation
- ☐ GFCI outlets trip and reset
- ☐ Burned-out bulbs replaced

YOUR TIMELINE



FOR THOSE WHO SERVE

Heroes may save more when they sell

As a Homes For Heroes® affiliate, I help Firefighters/EMS, Law Enforcement, Military, Healthcare Workers, and Teachers keep more of their money. Ask me how Homes For Heroes® savings work for your sale.

LET'S TALK ABOUT YOUR HOME

A 15-minute call. Honest numbers, no pressure. Sell now, later, or never. Your call.

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Equal Housing Opportunity. The Pricing Strategy Report is a broker opinion of value, not an appraisal. The walkthrough and checklist are not a home inspection. Homes For Heroes® savings are subject to program terms.