



# Waymon Ellis Meadows

Real Estate Broker/Builder

[www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com)

Since 1974 - FL LIC # BK 707419 - FL LIC # CBC 1250530

Page 1 of 4



## List Your Home

## Buyer Agent

### Available Listing Services

#### Pre-Listing Services

A CMA Market Analysis:  
Determines best listing price  
Resolves current value  
Reveals recent home sales

#### Listing Appointment Presentation:

Present Market Analysis  
Fill Our Listing Agreement  
Take 50 Photos

#### Enter Listing Information in MLS:

Selling Price of Home  
Data Details of Home



Waymon- Super Negotiator  
60 years experience

### Available Buyers Services

1. Help get buyer pre-approved for a mortgage.
2. Help find a home in the neighborhood buyer wants to live in.
3. Negotiate a reduced price with the owner or representative.
4. Recommend a home inspector; meet with him to supervise the inspection.
5. Handle Repairs with handy man and other sub-contractors.
6. Coordinate items with sellers attorney.
7. Supply elements needed for the title company and Loan officer.
8. Review closing statement and attend the Closing.
9. Perform things needed to protect buyers interest.



# LIST YOUR HOME

## 863-287-5981

FL LIC # BK 707419 FL LIC # CBC 1250530

WAYMON

# FREE

Waymon will do a **FREE Comparative Market Analysis** of your home, which determines the value of your home in today's market.

Find out  
how much  
your home  
is worth



## Call for details

Waymon Meadows

Since 1974

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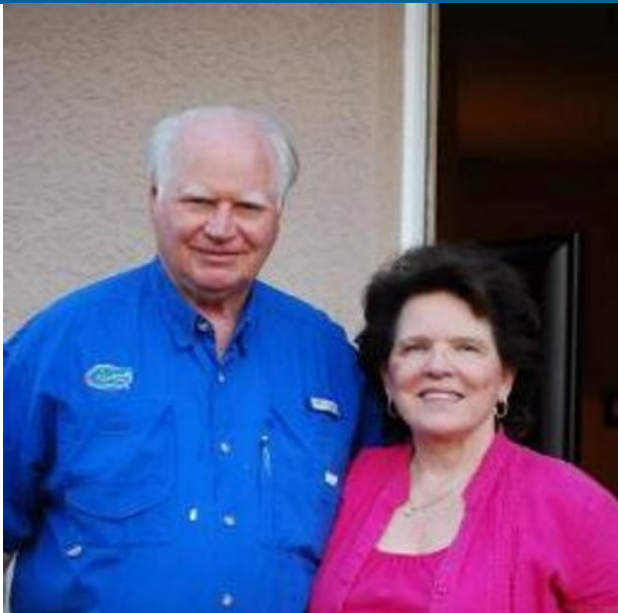
Website: [www.GoMRC.net](http://www.GoMRC.net)

BK 707419/CBC 1250530

**(863) 287-5981**

E-mail: [bigw1937@aol.com](mailto:bigw1937@aol.com)

404 Ridgewood Ave.  
Dundee, Florida 33838



## SELL YOUR HOME FAST

*I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, within a day of listing our property Mr. Meadows found the people who are purchasing our home. We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon. JP*

## GUARANTEED SALE

The agents offer the bold claim that if we don't sell your home we'll buy it. Sounds like a strong guarantee, until you

## NO GIMMICKS

*No gimmicks, just satisfied customers: "I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing, and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling, in amazement, Wondering, how did Waymon do it? CW*

## CMA

*Do you want your real estate sold fast? A CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real state is listed too low, the owners will lose money.*

## EXPERIENCE

*Waymon started in 1974 helping customers buy homes. When you want the very best call Waymon*



## BUY YOUR HOME

Hire Waymon It's **FREE**



## Buyers Agent

**"Buyer"** grants Meadows Realty and Construction Co.,LLC (MRC) Waymon E. Meadows Broker the exclusive right to work with and assist **Buyer** in locating and negotiating the acquisition of suitable real property as described by buyer. Waymons' Service is **FREE Seller pays him.**

**within a day of listing**

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## Learn How Referrals Work

In the industry, Realtors, at least the ethical ones, will work together to help buyers and sellers achieve their goals.

When my friends and family need assistance in real estate, they come to me for help. I bend over backward when I could offer my expertise, but I also concede when the area is not my specialty. In other words, I refer them to Realtors who know the area well. I receive a referral fee.

Now perhaps you're thinking I'm nuts for not grabbing the opportunity to earn a client. That's just not how it works, ideally.

But let me tell you something by sharing a story. I had this friend from high school who, much to my amazement, called me to send in the news that he and his wife were planning to buy a home in the north [Tampa.] They said they worked with another agent because they thought they had to hire someone from the area. You might think I was upset, but I was not. I realized he was not aware of how referrals work in the industry. Nonetheless, I really appreciated the gesture. The thing is, as I told him, he could have called me first to seek my advice. Although I would have referred the same Realtor, He's the best in the area, we could have both benefited from the referral.

So, dear friends and family, thank you for considering me whenever you or someone you know needs a real estate expert. You know I will always be downright honest with you. If I know the market well (meaning, if it is in one of my service areas), I am at your service. However, if it is outside of my area of expertise, I'll do my best to connect you with a Realtor who has a proved record in the area you're eyeing. All the same, referrals are always appreciated. If you're interested in any real estate-related transaction.



*Thank you for a referral,  
Waymon*