

## Real Estate Appraisers

- Looking for a mortgage? Most banks offer their own real estate appraiser. We have a very good reputation with most banks but we still give an honest and realistic report on the valuation of the property you are considering. Talk to us about the banks that recommend us, today. (14.3 secs)
- Don't trust your bank's real estate appraiser? You could change your bank. Or you could arrange a consultation with one of our appraisers to find out how a private appraisal could give you the peace of mind you need. Don't settle for second best. Talk to us about your options now. (14.8 secs)
- Is your real estate appraiser properly qualified? Our fully licensed and certified real estate appraisers will leave no doubt in your mind of their valuation skills. If you are questioning the abilities of your appraiser, talk to us today about our qualifications and all-important experience. (14.9 secs)
- Is poor access to your property affecting its market value? There are a variety of factors that can lower the value of your property. To find out more about these factors, and how you can improve your property's market value, talk with one of our licensed appraisers today. (14.6 secs)
- Need to know how long it could take to sell your property? Our real estate appraisers can give you an accurate estimate so you can make the arrangements necessary for your plans. Don't end up in a sticky situation because your property hasn't sold as fast as you thought. Visit us to arrange a private consultation. (16.3 secs)
- Don't buy your new home until you've had an appraiser's report of the area. The environment surrounding your possible new home could seriously affect the market value of the property, not to mention unpleasant situations for you. Make sure the most important decision of your life is also the smartest. Talk to us now. (16.5 secs)
- So your new house looks great! You can't wait to get the paperwork finished and get the keys. But the nagging thought of why it was so cheap won't go away. A qualified appraiser can find out if there's anything you need to know about the physical state of the property. Speak to us for details. (15.4 secs)

Preamble: You have reached the office of Doug Blass. Doug wants you to listen to the following advice. (5 secs)

- Private shared roads may cause your bank to refuse your loan. A maintenance agreement signed by all residents who use the road must be approved by the bank before your loan application will be successful. Don't let these and other small but

important details be the cause of your loan refusal. Find out more today. (16.1 secs)

- Don't mistake a real estate appraisal for a home inspection. Appraisers have nothing to do with the contents of your home. Don't let anyone tell you otherwise. If you have any doubts about the abilities of your appraiser, talk to us. We can inform you of exactly what an appraiser should and shouldn't be doing. Don't wait any longer. Ask us for more information, right now. (18.9 secs)
- So your appraisal was low. What do you do about it? You should be aware that appraisers do more than value your property. Our professional, fully licensed real estate appraisers will advise you on how to boost the value of your property for maximum selling potential. Speak to us today for more information. (16.6 secs)
- Want to sell your plot or land but can't agree on a price with the buyer? Bring in one of our professional real estate appraisers to value the area. Avoid endless disagreements and uncomfortable situations. Speak to us right now for solutions. (13.5 secs)
- Did your appraiser damage your property? Real estate appraisers are liable for any damages made through their insurance. If they do not have damage insurance, they are not professional appraisers. We are fully qualified and insured so you are protected in any situation. Ask us about our insurance and qualifications. (17.9 secs)
- Garages and gardens should be appraised along with the property you are considering purchasing. Be very careful of appraisers who do not include these assets in their valuation. You could end up paying more than you expected. Talk to us about the details of a professional valuation, today. (14.9 secs)

Preamble: Thank you for contacting John Bates. John will be with you shortly and advises you to listen carefully to the following message. (6.4 secs)

- Have you recently carried out extensive works on your property that may affect its market value? It is important that these factors are mentioned to your appraiser. Such works may increase the value of your property and ensure a quality sale. Talk to us today about how construction works can affect property values. (16.9 secs)
- Have you discovered a negative side to the property you plan to purchase? Is it in a high risk flood zone? Is there structural damage that has been intentionally hidden? Talk to your real estate appraiser right now to find out what you can do to avoid paying more than the property is worth. (14.4 secs)
- Did you know that you can increase the value of your property by adding another bedroom? One factor that determines the property value is the number of rooms.

Get more back with great tips and advice on how to boost your property value by talking to our professionals today. (13.5 secs)

- Did you know you can get a rough idea of how much your property is worth by looking at similar properties in your area? Look at how these neighboring properties have sold for an estimate of how yours will sell. Talk to us today about the many factors involved in property valuation. (15 secs)
- Want a rough idea of how much that property is worth? Have a look at similar properties in the area. Properties in the same area of a similar size that have sold in the past year can give you an idea of how much you will pay. Ask us about deciding factors involved in property valuation, today. (16 secs)
- How can your appraiser properly evaluate your property if he is not familiar with the area? The fact is he can't. Appraisers must be specially chosen according to your property location for a true estimate of its market value. Ask us about our knowledge of your area, right now. (15.7 secs)
- Unsure of whether your swimming pool was included in the valuation of your property? Generally, if it is an above-ground pool, it will not add any value to your house. If it is a more permanent structure it may add value to your property. Ask us today about the real value of your property. (15.2 secs)

Preamble: Thank you for calling the desk of Rachel Mear. Listen to the following important message and Rachel will be right with you. (5.9 secs)