



FSBOS IN SOCAL
800-506-0632



Where Buyers and Sellers Both Win!

Hello, my name is **Kevin Walton** and thank you for your interest in the For Sale By Owner in SoCal **FREE** marketing kit www.FSBOsinSoCal.com.

For sellers: Increase your property exposure by being on the World Wide Web, which makes it easier for prospective buyers to view your home!

No MLS listing? No problem! Once you add your new website address to your newspaper advertisement, you bring your home to life for all to see whether your home is in Thousand Oaks, Ventura County, the San Fernando Valley or Los Angeles County!

Your FREE service includes: A toll free 800 phone number for prospective buyers to call, front yard signage (actual photo in upper left hand corner) which will feature the 800 number and the website address. Once on the website, photos and video clips and printable flyers of your property are all available...and **ALL FOR FREE!**

Simply call **800-506-0632** and **press option 5**.

Free Marketing Kit Details

Unlike other FSBO (For Sale By Owner) websites, this offer is completely **FREE** and without time constraints.

What **FREE** services do you receive?

A **Toll Free Telephone Number** with a dedicated extension for your property. This way you are not disturbed at work or home. The messages left on the voicemail will be forwarded to you in the form of an audio e-mail. You will hear the unaltered phone call in its entirety. This way you can listen and respond to the messages at your convenience.

You can even have the extension forwarded to your home, business or cell phone anytime which is handy for your open houses. You control how you want your phone calls and e-mails routed.

A **FREE For Sale By Owner Yard Sign**, three color, measuring 2x2, is also free of charge. The sign is a double sided attention grabber. It features your toll free phone number, website address, and really helps tie together your marketing campaign.

The **FREE For Sale By Owner Website** is the most powerful tool. By adding your website address to the bottom of your newspaper ad (at your cost), your property will be brought to life for all to see on the World Wide Web.

Not only will the prospective buyers see **photos** and **printable flyers** of your property, they can also see up to **3 different video clips** of your property. Possibly one of the backyard, one of the interior and one of the front yard.

Video stirs an emotion in buyers that a normal MLS photo listing can't. They can actually see how their new home can look instead of just looking at an exterior MLS photo. Plus out-of-towners planning to move to your area can see your home photos and videos on-line too. This means when they come to town for open houses, your home may be the first they want to see, since it's not a sight unseen.

Check the newspaper, you will see that 95% of home sale advertisements don't have websites or virtual tours, and they are expensive! Get a jump start on your competition.
Be different!

Why do I offer these services for FREE? It's simple. I do real estate loans for a living. All I ask for in return is that you enable me to have an exclusive opportunity to prequalify your prospective buyers (if they haven't already), and an exclusive on advertising/handing out my home loan flyers. That's it.

My goal is to give you these FREE services to help you sell your property as quickly as possible, and for myself, to pick up some new business in the form of new loans.

I work for a premier mortgage bank (we have our own money to lend), and I've been doing loans for over 15 years and have funded over 3,000 loans. Feel free to check out my website, www.affordableloansbykevin.com. I stress borrower education and give my borrowers tools to enable them to make the best loan decisions possible.

You will find that I'm easy to work with, responsive, and have your best interest at heart. Whether I am doing a loan for one of your prospective buyers or setting up your website, it is important to me that you know that I take your business and my business seriously.

It's a WIN-WIN situation for both of us.

To further inquire about the FREE marketing kit, or to request a kit, please contact me at 805.276.1942 or e-mail me at kwaltonucf@earthlink.net and I'll be in contact with you soon!

Kevin Walton, of Clarion Mortgage Capital is a Mortgage Planning Specialist and specializes in helping his clients properly manage their home equity and mortgage to safely and conservatively build wealth. For more information about Clarion Mortgage Capital, call 805.276.1942 or visit www.affordableloansbykevin.com