



Brad Hawker Team

VOLUME 1, ISSUE 6
MAY 22, 2002

Contact us at Website: www.BradHawker.com
Toll Free: 1-877-818-7557 Cell: 403-678-7557 Email: info@BradHawker.com

SOLD



Advantages of working with an Agent

When selling a house

An agent knows real estate values in your neighborhood and will help set an agreeable and competitive price on your home.
An agent will establish a marketing strategy for your home ensuring that your property is exposed to scores of qualified buyers.
An agent takes care of the many tasks involved in selling a house (from placing your listing to putting up the for sale sign). This ensures that the transaction is simple and low-stress for you.
An agent is an expert in the home selling process and as such will advise you of your rights, options and obligations.
An agent is an experienced negotiator and will work for to get you the best price possible price

When buying a house:
Agents are experienced negotiators who will manage your offers and counter-offers.
An agent is familiar with the neighborhood and can give you information on local real estate values, taxes, utility costs, services and amenities.
An agent is familiar with the entire home purchasing process and can advise you of your legal and financial options as well as recommend appraisal, home inspection and contracting services.
An agent can pinpoint homes that fit your needs and dismiss those that do not, saving you time.
An agent knows the potential problem areas in a home and can guide you away from "lemons."

INTEREST RATES

6.1%
Money over 5 years



Top 5 % Royal LePage Nationally
Professionalism, Honesty, Integrity, Results !

Serving the Canmore and Banff Regions

WWW. BradHawker.com Statistics

	Feb 2002	Mar 2002	Apr 2002
Listings Viewed	1312	1697	2904
Virtual Realities Viewed	793	1176	1242
Website Session	590	616	805

WHATS HAPPENING IN THE BOW VALLEY MARKET PLACE?

Buyers are taking advantage of ongoing low mortgage rates and affordable homes in the Bow Valley. May brings to the market, 195 active listings which includes 72 single family homes, 95 condos, 14 duplexes and 14 lots. There has been 63 listings sold this month so far.

"Far away in the sunshine are my highest aspirations. I may not reach them, but I can look up and see their beauty, believe in them, try to follow them."

Louisa May Alcott

BEFORE YOU RENT, INSPECT THE APARTMENT

Never rent an apartment sight-unseen. It is essential that you tour the apartment and examine it closely for problems. Here are some areas that may help in deciding:

The building: What is the state of repair outside and inside? Are common areas kept clean and in good repair? Are the walls in need of paint? If maintenance appears to be lacking it could be a sign of poor building management.

The apartment: Upon entering the apartment take note of general appearance and upkeep. Are the carpets or flooring worn? Are the walls cracked or in need of paint? Is there staining on the roof or walls (an indication of a water leak). Check all light switches and outlets to ensure they are working. Poor general maintenance may also be an indication of poor maintenance in other areas.

Doors and windows: Are there secure locks, a peephole and

deadbolts on all outside doors? Check for drafts around windows, doors, light switches and electric outlets. If you are paying for heating, a drafty apartment could be cold and costly in winter.

The kitchen: Check faucets for water pressure and hot water. Examine the base of the faucet for leaks and look under the sink for signs of water damage. Turn on the stove and oven and check that the refrigerator, dishwasher and any other appliances are in good working order.

The bathroom: Check faucets for water pressure and hot water. Examine the base of the faucet for leaks and look under the sink and around the tub or shower stall for signs of water damage. Press gently on tile. If the tile moves, it could be a sign of water damage in the wall behind the tile. Flush the toilet to ensure it drains properly.