



seller's GUIDE

SELL YOUR HOME WITH PEACE OF MIND



Jess Powers | eXp | (401) 227-3566

meet

Jess Powers

YOUR LOCAL REAL ESTATE PROFESSIONAL



about

Hi! I'm Jess Powers, an Associate Broker with eXp Realty. I LOVE my job as a Realtor & I'm passionate about serving the needs of my clients & pride myself on making sure that I serve as a guide & advocate throughout each step of the home buying or selling process.

REALTOR®

contact



401-227-3566



jesspowers84@gmail.com



www.jesspowersrealestate.com

When selling a home, I make sure that I take the time to learn the story of the house & the neighborhood: what are your favorite features, what do you love about the neighborhood, who is the most likely buyer for your home? It's important to take the time to consider these finer details in order to successfully market & sell your property. There's more to selling real estate than just putting a sign in the front yard.

I have a strong support team & have developed relationships with industry professionals that will support the sale: professional photographers & videographers, contractors, & marketing partners who will help to expose your property to more potential buyers.

REAL ESTATE IS NOT ONLY MY PROFESSION,
it's also my passion.

5 EASY STEPS

to sell your home

01

STEP 1: PREPARE

- Home tour & research
- Listing Appointment
- Hire a real estate agent

02

STEP 2: PRE-LISTING

- Establish a target price range
- Stage your property + Improvements
- Pre-listing Home Inspection

03

STEP 3: LISTING TIME

- Your property is officially launched on the market
- Buyer prospecting time
- Be prepared for showings & open houses

04

STEP 4: OFFER PROCESS

- Review Offer Spreadsheet & Accept an Offer
- Review Contingency Timeline: inspection, appraisal, etc
- Under contract: Sign the contract

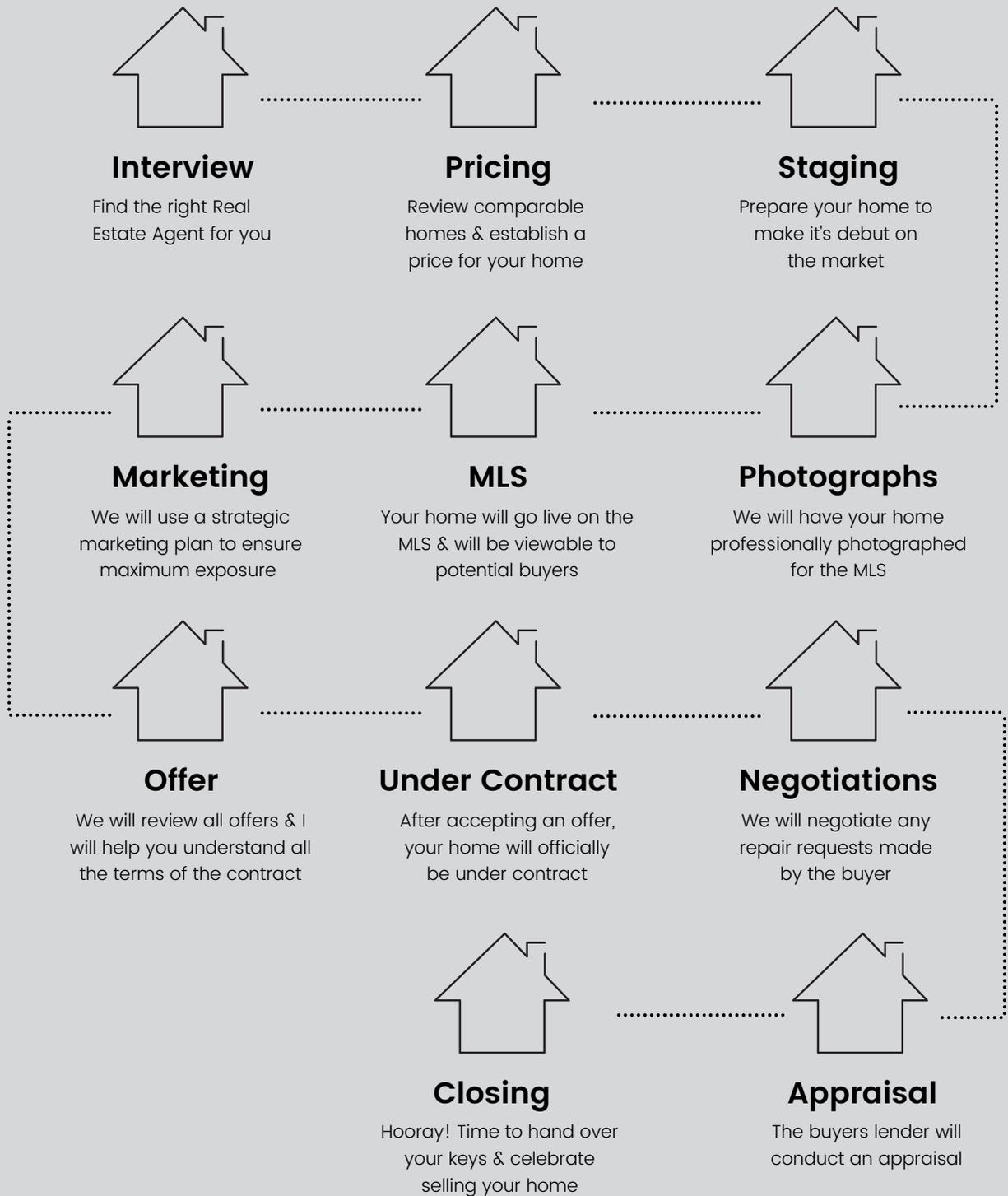
05

STEP 5: MOVING OUT

- Closing preparations
- Moving & Packing
- Closing day

THE SELLER ROADMAP

This is a brief summary of the timeline for selling your home. Remember, as your Real Estate Agent, I will be there to be sure you feel confident during each step of this process.



STEP 1: *prepare*

HOME TOUR & RESEARCH

Before we discuss the home selling process & your expectations, I will tour your property & offer you my insights on what can help you sell your home. Afterward, we will sit down & discuss the approximate value of your property based on current market trends & recent sales in your neighborhood.

HIRE A REAL ESTATE AGENT

Sometime around our home tour & listing appointment, you will have to decide who you want to represent you during the home selling process. If you choose to hire me, I will walk you through all the listing paperwork, & we will get all the necessary documents signed to move ahead with putting your home on the market!

To help you decide, here are some unique key services I offer all my seller clients:

- ✓ top priority and attention to your property
- ✓ regular and timely communication with you
- ✓ active follow-up of every buyer prospect
- ✓ work with you and for you to obtain top dollar
- ✓ fully customized marketing materials
- ✓ suggestions to increase your home's value

LISTING APPOINTMENT

After our initial meeting, I will prepare a Comparative Market Analysis (CMA) that includes sold prices of comparable properties in your area. Once I have completed my research & data collection, we will meet again. Based on all the data I collect & your needs, we will establish a competitive listing price for your home. We will also discuss the home selling process, timelines, & expectations from the sale to be on the same page & head towards one same goal as a team. Additionally, we will discuss my unique approaches to marketing your property so that you can rest assured that I will do everything possible to get your home sold for top dollar & fast.



STEP 2: *pre-listing*

ESTABLISH A PRICE

Pricing your home at the right price the first time is crucial to obtaining maximum exposure & selling your home quickly for top dollar. Doing so will also help you save money and time. Pricing a house correctly is mostly based on five factors: the property's **location**, its **condition**, its **improvements** (or upgrades), its **age**, & the **market conditions** experienced at the time of listing.

Therefore, our experience and access to exclusive information from various sources will help us determine a competitive listing price to ensure optimal results.

STAGE YOUR PROPERTY

Staging a house is the process of strategically arranging furniture & decor to make a home look its best while selling. This may involve refreshing your belongings, or moving some or all of your stuff out & renting furniture & decor to better suit the room's staging arrangements. My goal is to create a clean, neutral, & coherent look to help buyers imagine what moving into your home could look like. I will give you personalized tips during our initial home tour, & we will provide you with a home staging checklist for reference on the following page.

Pre-Listing Home Inspection

I will pay for a professional home inspection. Why wait for a Buyer to uncover surprises during a home inspection & potentially terminate a contract? Not only will this help to limit your liability as a Seller, it may also help to get a higher price for your home because Buyers will have more confidence in the condition, they may also be willing to waive the inspection contingency which will help to make a smoother transaction that may be able to close sooner!

MARKETING MATERIALS ARE DESIGNED AND PREPARED

While I will go further into detail about my marketing strategy in the following pages, I will have professional photographers take high-quality photos of your home after staging your property. At the same time, I will have all our marketing materials professionally designed and customized to match and include the stunning pictures of your home. Aside from printed marketing materials, I will also tackle the digital world by having professional "Coming Soon" & "Just Listed" property social media posts posted on all of my social media pages & sponsoring them to reach more prospective buyers.

My **MARKETING** *strategy*

PROFESSIONAL PHOTOGRAPHY

Since the internet's growth, more buyers have been using various real estate home search engines to find their next home. Therefore, real estate photography is an essential marketing strategy for sellers, so I invest in professional photographers to take stunning pictures of your home.

Properties that look visually professional & aesthetic will entice buyers (especially millennials) scrolling through the web to click on those homes rather than poorly presented homes.

Additionally, listings that have professional photography tend to: sell faster on the market, sell at a higher price point, attracts more international buyers, & attracts more buyer leads to visit the homes in person.

NETWORK MARKETING

Investing time to create relationships with other real estate agents & industry professionals pays off when it comes to listing your home! I will personally reach out to all my wonderful colleagues & tell them about your home to spread the word. This will make your listing known around their networking circles, boosting your property's visibility.

ADVERTISING & MARKETING

Other than the marketing strategies listed above, I will: place signage on your lawn & around your neighborhood, host open houses, create a personalized email campaign, distribute stunning customized property flyers, & promote your home all over our social media networks.

What other techniques do I use to promote your property?

- Networking
- Signage (including a lawn sign)
- Email marketing
- Custom-designed property flyers
- Open Houses (weekends & weekdays)
- Social Media marketing
- & more!

Where do we promote your property online?

- Realtor.com
- Zillow
- YouTube
- Trulia
- Facebook
- Instagram
- Twitter
- Pinterest
- LinkedIn
- & more!



facebook



LinkedIn

WHY MLS?

When your home is listed on Multiple Listing Service (MLS), all the property information, photos, & other details are published nationally. This means that your property is exposed to prospective buyers from all over the country and international buyers. Additionally, licensed real estate professionals in your area will be notified whenever your property gets listed. Therefore, they will have the chance to immediately book a viewing appointment for their qualified & interested buyer clients.

HOME STAGING

checklist

To stage your home and get it ready for launch day, consider doing the following:

- **Remove personal items.** A few personal things on display is acceptable, but we want to make sure we leave enough room for a prospective buyer to picture themselves living in the home (not you). These items include pictures, awards, personal collections, personal paintings, etc.
- **Deep clean the entire house.** Don't forget to clean all flooring and pet areas as well!
- **Decorate your home with neutral colors.** If you plan to paint or replace/rent décor items, consider choosing neutral colors to brighten up the living spaces. Great color schemes to choose from are light grays & whites for main areas & soft blues and greens for bathrooms.
- **Clear all items from countertops (except for décor items).** Remember to remove all toiletries in the washrooms & all items on kitchen countertops. However, consider leaving a vase of flowers in the bathroom & a bowl with fruit in the kitchen to add touches of color.
- **Declutter, declutter, declutter.** Unless you have a minimalist lifestyle, you have likely accumulated many items during your stay in the house. As we aim to create an open & clean space inside your home, it is crucial to remove as many unnecessary items as possible. Furthermore, a decluttered home maximizes your home's space, which can give the impression to the buyer that your home has more square footage than it has in reality. If you have no space for storage, consider renting a short-term storage bin or locker.
- **Keep the lawn manicured & watered regularly.** Don't forget to trim hedges, weed flower beds, & prune trees regularly as well. Also, keep the lawn free of clutter & add fresh mulch to garden beds.
- **Make all beds & style them.** Tip: add multiple coherent décor pillows to make a bed look more comfortable & sumptuous.
- **Organize closets.** If you have regular closets, try to make it look as organized as possible. If you have a walk-in closet, remove as many items as possible to make it look very spacious.
- **Wash or paint the home's exterior.** A fresh coat of paint on the exterior of your home will make your property's curb appeal stand out. This is not really a low-budget job, if you can, I recommend doing it!
- **Remove or hide any trash, recycling, or compost bins in all rooms.**
- **Add a new or clean welcome mat on your front porch & hang a beautiful wreath on your door.** Depending on your front porch's size, consider adding outdoor pots with plants as well to finish off a warm look. To freshen up your front door, add a fresh coat of paint.
- **Hide ALL cords from electronics.** Also, consider hiding or removing any unnecessary devices (such as video game consoles).
- **Add clean towels in the bathroom & place them neatly.** You can also add rolled-up towels to create a more "spa" look.
- **When you pair an item, do so in 1s, 3s, or 5s.** The eye appreciates these pairings!
- **Try giving a fresh coat of paint to your home's interior.** If this is not possible, paint the trim to provide a pop of color throughout the house.

REAL ESTATE

photography pre-shoot

checklist

exterior.

- Clean up the landscaping: trim bushes & mow/edge lawn
- Close garage doors
- Pressure wash driveway/walkup
- Remove children's toys and patio furniture
- Remove yard clutter
- Remove cars from driveway

general.

- Leave all lights on & turn off any ceiling fans
- Turn off any devices (including TVs)
- Open all blinds and curtains
- Declutter the entire home: remove any excess furniture & any other items
- Touch up paint
- Deep-clean the entire home



bedrooms.

- Make beds & tidy up the rooms
- Remove any personal photos & items
- Store away toys, clothes, devices, & valuables

bathrooms.

- Clear countertops completely
- Keep toilet seats & lids down
- Remove plungers & cleaning items
- Clean all glass surfaces & mirrors
- Hang clean towels neatly & remove rugs
- Remove all personal items (i.e., soap, shampoo, etc.) from tubs & showers

kitchen.

- Clear countertops completely
- Empty sinks & store dishes away
- Empty & hide garbage bins
- Remove all magnets from refrigerator
- Remove or hide any pet food, accessories or kennels

STEP 3: *listing time*

YOUR PROPERTY IS OFFICIALLY LAUNCHED ON THE MARKET

The day you have been preparing for is finally here! On launch day, your property will be officially posted online & appear as an active and new listing on MLS. From this day until an offer has been accepted, many real estate agents will be making showing requests. So get ready to leave your home on short notice & for a few hours at a time.

Now, a common question I get from sellers is: "When is the best day of the week to launch our listing?" One thing to remember is that whenever I list a property, I strive to obtain multiple offers on your home to ensure you get the best price for your home. To do this, it is vital to get as many showings compacted in the shortest amount of time as possible.

Weekends are the peak days of the week, where people are often most available to view homes. Therefore, if we list early on in the week & receive an offer immediately from few buyers who went to view your home, you will not be giving a chance to those who are mostly available on weekends to view the property. This is because you will have to decide on the offer you have already received. Therefore, I recommend launching your property closer to the weekend—more specifically, on a Wednesday or Thursday—to ensure maximum buyer exposure & get as many viewings as possible within a few peak days.

BUYER PROSPECTING TIME

Starting on launch day, I will go full-out on exposing your property to prospective buyers. Consistent exposure of your home will be spread across all our social media platforms. I will place targeted Facebook & Instagram ads & customize the audience according to the types of buyers we aim to attract. I will also personally reach out to my real estate professionals' networks & share your listing with them so they know of your property for any interested buyer clients they may know.

Additionally, all scheduled events (including open houses) will be completed until a sales agreement is negotiated & accepted.

BE PREPARED FOR SHOWINGS AND OPEN HOUSES

Once I launch your property, real estate agents will start contacting me to make showing appointments. Depending on your property & market trends, you may experience many showings in a short span or occasional ones. In any case, it is crucial to be prepared for showings & open houses. Here are some tips to help you during this time:

- Be **flexible** to prospective buyers' schedules to avoid missing out on a strong offer.
- Get everyone in your household on the same page to be all **informed** when showings are happening to help them maintain their spaces clean & tidy.
- Get your entire household to **vacate** your property to avoid making buyers feel uncomfortable & leaving them an empty space to visualize themselves living in your home without added pressure.
- **Create a mood** by setting a tone that accentuates your property's features. Examples include: light a fire if you have a fireplace, turn on some soft music at a low volume like in stores, turn on any decorative water features (such as fountains), drape sensuous materials such as chunky knit blankets over your chairs & sofas.

10 WEEK ACTION PLAN

to sell your home

1

WEEK 1: PREPARE

- REVIEW LISTING PLAN
- SCHEDULE MEETING TO REVIEW PLAN
- REVIEW LISTING AGREEMENT & DISCLOSURES

2

WEEK 2: SIGNED & SEALED

- SIGN LISTING AGREEMENT
- REVIEW YOUR CONTENT FOLDER
- COMPLETE QUESTIONNAIRE

3

WEEK 3: BRING IN THE TEAM

- Your property is officially launched into our system
- Introduction to our Listing Coordinator
- Fill out Seller Survey

4

WEEK 4: Property Prep

- Staging & photography consultation
- Photographer will be scheduled

5

WEEK 5: Photos + Video

- Property will be photographed
- We will get video content
- Floor plans will be generated

10 WEEK ACTION PLAN

to sell your home

6

WEEK 6: Marketing

- Photographs delivered
- Marketing materials designed
- Prospecting targets: addresses and phone numbers

7

WEEK 7: Content Review

- MLS Reviewed
- Print Marketing is mailed
- Yard Sign Ordered

8

WEEK 8: Coming Soon Listing

- Your property is officially launched on MLS as Coming Soon
- Open house materials designed
- Reverse prospecting Marketing campaign

9

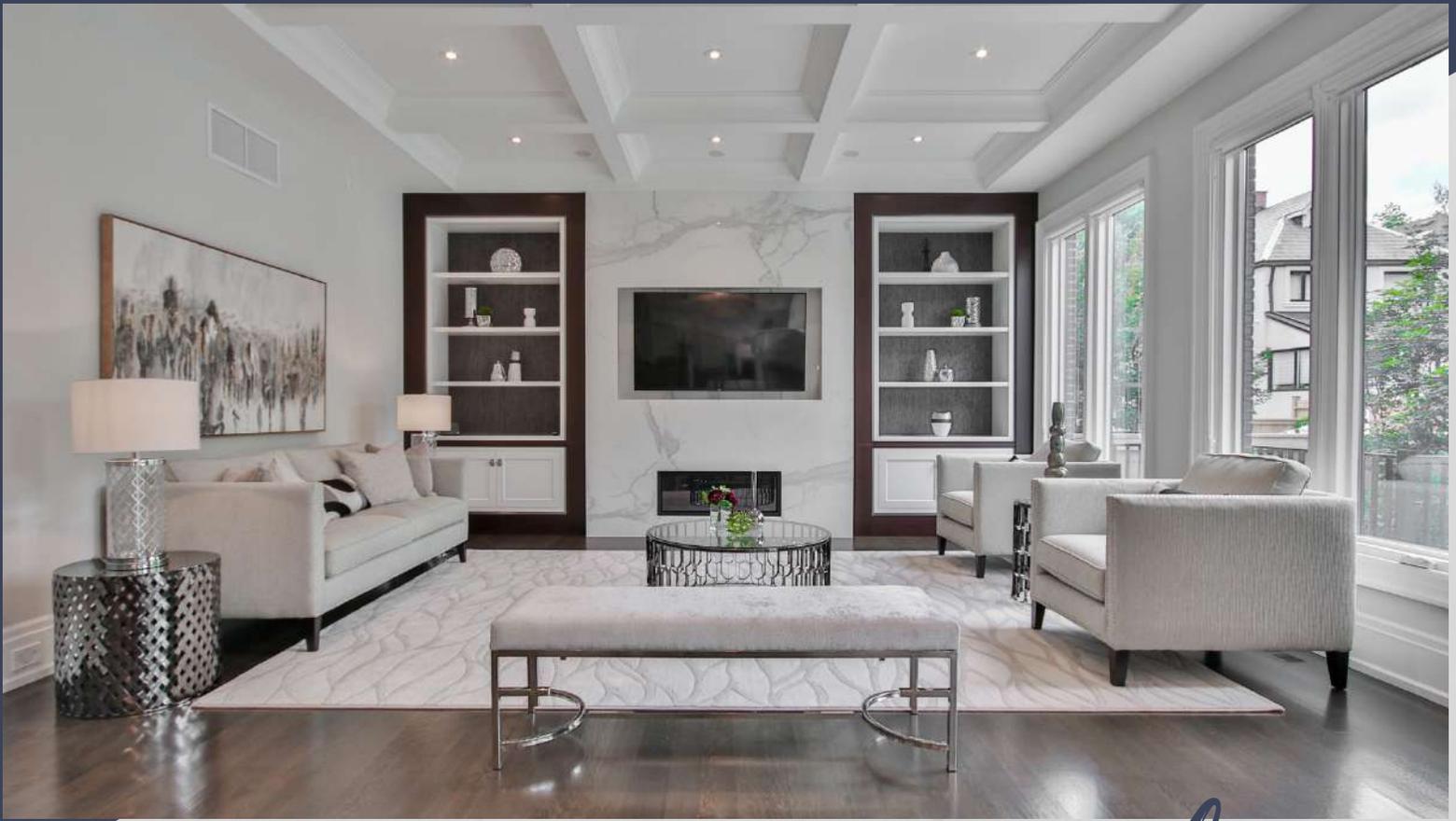
WEEK 9: Active Listing

- Day 1 of Active listing
- Neighborhood Prospecting Campaign
- Open House packet printed

10

WEEK 10: Communication

- Review showing feedback
- Communicate feedback & schedule to seller
- Make MLS revisions if needed



SHOW YOUR HOME: READY IN *one hour*

- Make the beds
- Throw all your clutter in a laundry basket & take it to your car
- Put up your "show" towels
- Create light in the house by opening curtains & blinds & turning on ALL lights
- Empty all garbages into a garbage bag & put it in an appropriate room or take it with you
- Vacuum all carpets
- Clean all glass & mirrored surfaces
- Sweep the front porch & shake out the door mat to remove debris
- Clear kitchen & bathroom countertops (except for decorative items)
- Close all the toilet seats
- Wipe down all countertops
- Secure your pets or take them with you
- Sweep & mop all hard-surfaced floors
- Put laundry away (or take it with you)

STEP 4: offer process

SALES AGREEMENT

Once a buyer tours your property and decides they would like to purchase it, the buyer's representative will prepare an offer & send it to us.

After an offer is submitted, we will sit down and go through the offer together. Although it may be tempting to go with an offer that has offered the highest sale price, we will also have to consider other sales agreement factors: contingencies, financing condition, closing timeline, buyer letter, & repair requests.

Once we have discussed an offer, you will decide how you want to move forward. You can: **accept** the offer, **decline** the offer, or **counter-offer** (which occurs when you want to negotiate on the sales agreement terms). If you choose to counter-offer, the buyer would have to decide whether they wish to accept, decline, or counter the counter-offer. After negotiations, if one party agrees with the offer, we will finalize all signatures. The buyer will have to bring the deposit to secure the contract. Now, any inspections, appraisals, financing approvals, or anything else will take place.

Contingencies (or conditions) are found in most sales agreement contracts. The most common ones included in a contract include home inspections & appraisals.

A buyer can hire a professional **home inspector** to review your property's condition closely. It typically takes 1-4 hours. Suppose the inspector finds anything significant that needs to be repaired. In that case, they may counter-bid on the sale contract, which you may accept, decline, or counter-offer.

An **appraisal** is often requested by the buyer's mortgage lender to ensure that the buyers are not over-paying too much for your property. No matter the result, I will assist you in making the right moves if required to make any moves.

All conditions have deadlines by which the buyer will have to waive the contingencies to make the sales agreement firm & proceed with the transaction.

CONTINGENCIES

UNDER CONTRACT

The "under contract" period begins after the buyer & seller finalize & sign the sales agreement. During this period, a binding agreement exists between a seller & a buyer involving a property. When a property is "under contract," the seller may not enter into another contract with a different buyer, as the buyer is now obligated to purchase your home. A property is still considered "under contract" with contingencies, & the contract firms up once all conditions are waived.



more about home inspections

Q. when does a home inspection usually take place?

A. Although home inspections can take place later, usually the appointment takes place within a week after signing the contract. Standard contract is 10 business days.

Q. how much does the service cost for us sellers?

A. Good news! Buyers choose & purchase a home inspector's services, so they incur the whole cost. Therefore, there is NO COST to you, the seller.

Q. what happens after an inspection in terms of negotiations?

A. Negotiations usually happen within a few days of the home inspection appointment. If there are any issues with the property that the home inspector finds, the buyer can:

- **Accept** the house as-is
- **Back out** of the transaction
- **Negotiate.** They can offer you a lower sale price or ask you to fix the issues before closing day.

WHAT IS INCLUDED in an inspection

- Basement
- Foundation
- Crawlspace
- Roof + Components
- Doors (including garage doors)
- Electrical
- Attic + Insulation
- Appliances (select)
- Windows + Lighting
- Stairs + Structure
- Grading + Drainage
- Septic + Well
- Exterior + Siding
- Plumbing
- Attached Garages
- Heating + Cooling



more about the appraisal

Q. when does the appraisal take place?

A. Usually the appraisal is ordered 1-2 weeks after the contract is signed. The appraiser will call me to schedule. They will need photos of all rooms + major systems. The buyer will not be present. It could take 2-3 weeks to get the appraisal back. It will be sent ONLY to the buyer.

Q. who pays for the appraisal: Buyer or Seller?

A. The Buyer will incur the cost! The buyer can't choose the appraiser, it is ordered by the Lender but paid by the buyer. Since the buyer pays they are not required to share the appraisal with the Listing Agent or Seller. We can request to see a copy but they are not required to forward it.

Q. what happens if the appraisal comes in low?

A. When deciding which offer to accept we will take the appraisal into consideration. I'll let you know if we are pushing the value. If we can negotiate an appraisal Waiver or Gap we will be in a better position in the event that the appraisal is below Purchase Price. If we do not have a gap or waiver here are our options:

- **Reduce** the price to the appraised value.
- **Negotiate** an alternative reduced price.
- **Hold tight** to the purchase price. If the buyers are unable to make up the difference they can terminate the contract & get their deposit back.

I will prepare a packet for the Appraiser in order to provide solid valuation!



STEP 5: closing + moving out

CLOSING PREPARATIONS

At this point, the buyer's lending approvals have been met, & closing documents have been ordered. The closing appointment has been scheduled, & now it is just a matter of preparing for the big day.

As you prepare for closing day, make sure you have completed the following duties:

- Secure your seller documents
- Deep-clean your house
- Turn off all valves & switches after moving out
- Cancel your insurance policies
- Change your address on subscriptions, bills, banks, etc.
- Transfer your utilities to your new home
- Collect all house keys, remotes, gate keys, pool keys, and mailbox keys for the buyer



CLOSING DAY REFERS TO THE DAY THAT FINALIZES YOUR PURCHASE.

AT CLOSING, FUNDS AND DOCUMENTS ARE EXCHANGED TO TRANSFER OWNERSHIP TO THE BUYER.

AFTER CLOSING, YOU WILL RECEIVE ANY REMAINING FUNDS FROM THE SALE OF YOUR PROPERTY.

MOVING & PACKING

While you wait for closing day to arrive, don't forget to plan & prepare for your move into your next home!

CLOSING DAY

Closing day is here! The buyer will have a final walk-through of your property 24-48 hours before closing. This is to ensure that you have left your home in the expected & agreed upon condition.

Closing typically takes place at your Attorney's office. You will need to bring some documents with you, including:

- Valid government-issued ID (NOT expired!)
- All house keys, garage door openers, mailbox keys, pool keys, etc.
- Any outstanding documents requested from your lawyer or lender

Both the buyer & the seller will incur closing fees. For the seller, these fees typically include:

- Attorney fees
- Real Estate Commissions
- Any unpaid survey or assessment fees
- Any outstanding taxes, liens, or claims against your property
- Any mortgage discharge fees

more about closing prep

MORTGAGE PAYOFF

Your Attorney will need your most recent Mortgage Statement in order to payoff the proper amount. Keep in mind that Mortgages are not like rent--your May 1 payment is actually for the month of April. So when looking at your principal balance add in another month.

Your Attorney will prepare a Closing Disclosure for you that will go over the final numbers. However, you may not receive that until a few days (or even one day) until the closing. There are a lot of moving parts to this transaction with multiple parties contributing to get to those final numbers. I can help you with a simple "net sheet" so that you get a close estimate of your proceeds following the closing. Here's a general formula:

Mortgage Payoff Amount (plus one month)

Real Estate Commission

Attorney Fee + Recording Fees (\$1500)

Transfer Tax (\$4.60 per \$1k in RI)

Adjustments for taxes, bills, etc (\$2k)

See the next page for a quick overview but you want to be sure to take care of transferring your services or providing an end of service date to your utility provider. Note that this is different than Cancelling--specifically for electricity & gas. You don't want the buyers to go to a walk through without electricity & gas--that could cause a delay in the closing!

In most Rhode Island communities, the Water & Sewer bills are automatically transferred into the new owners name when the deed is recorded but it's always a good idea to call the company about a week after the closing to make sure that they have the correct information.

If you have Oil heat you should get a final read invoice from an oil company with the current market value & provide that statement to your Attorney one week prior to closing. The buyer may be responsible for paying for that Oil.

UTILITIES TRANSFER

FINAL WALK THROUGH

The Buyer(s) will conduct a final walk through the day of, or day before, the closing. This is to ensure that all the appliances & items that are supposed to be there are & that the property has been cleared out & is ready. **EVERYTHING** has to be moved out by this time unless otherwise agreed. **ALL** repairs agreed to need to be completed. **REMOVE** all paint, trash, & any debris from the basement, garage, attic, & yard. Make sure the home is as **CLEAN** as you would hope someone would leave a home you were purchasing.



more about seller net

Q. what costs will I pay as a seller?

A. You don't want to be surprised at the closing table so let's make sure you understand what you can expect to receive at the closing.

Mortgage Payoff

If you currently have a mortgage it's not as simple as just deducting the Principal Balance. Your Attorney will handle the mortgage payoff so they will need your most recent mortgage statement. Subtract your Principal amount plus one additional mortgage payment.

Real Estate Commission

Your Realtor will explain the fee the Brokerage charges and this will be subtracted from the total. There isn't a set commission amount but most Brokerage's charge 4-7% of the net sale.

Tax Stamps

Rhode Island charges \$4.60 per \$1000 (ex. \$300k sale price x 4.6- =\$1380

Attorney Fee

Your Attorney will handle the Mortgage Payoff, any property taxes that are due, Water + Sewer bills, recording fees, and set up your Closing Disclosure. Plan for around \$1500

Adjustments

Your Attorney will make adjustments for property taxes, water & sewer. You will only be responsible for the time that you own the property. Depending upon that property tax payment schedule you may have already paid for a portion the buyer will be responsible for--in which case you will be credited that amount at the closing. If there are taxes that are due you will be responsible at the closing and the amount will be deducted. Plan for \$2k-\$4k

**I will share a Seller
Net Sheet with you
that you can use to
calculate your
expected proceeds!**

UTILITY PROVIDERS

THERE ARE A FEW THINGS YOU NEED TO DO TO PREPARE FOR A NEW OWNER TO TAKE OVER THE UTILITIES:

ELECTRIC + GAS

RI Energy

Inform RI Energy of your moving date, do not cancel service



WATER

Providence Water

Get a final meter read & submit statement



SEWER

Narragansett Bay Commission

Provide Attorney with final statement



CABLE & INTERNET

Cox or Verizon

Transfer service to new location or cancel as of move out date. Remove your router unless buyer specifically wants to keep it.



Your Attorney will need your most recent Water Statement & Sewer Statement in order to pay off the final bills or credit you for any excess. You should send these to me about one week prior to closing. I also need a picture of the water meter with legible numbers.

LOCAL

recommendations

ATTORNEY

Hugh Barry
hughbarry@cs.com
(401) 467-0500

HOME INSPECTION

Cornerstone Home Inspection
(508)- 252-1038

ELECTRICIAN

Tim Johnson
RI Electric
(401) 829-7162

HOUSE CLEANING

Amber
Deep cleaning, she's great!
(401) 965-8565

FLOORING

Ace Wood Flooring
<https://woodfloorsbyace.com/>
(401) 241-3966

I have a long list of Vendors that I can provide you with to help you with ANY home-related needs! All you have to do is ask!

CLIENT

reviews



"When my husband and I started our search to buy our first home, we were clueless. Jess truly saved us from being lost and helped to guide us in the right direction. She is so knowledgeable, patient, and kind to her clients, going above and beyond and answering questions via text or email at all hours of the day. Even after we closed on our house, Jess was there for us with recommendations and any assistance we've needed. Jess will be our forever real estate agent! She is awesome and I could not recommend her more strongly."

-Sarah G, Warwick

"We really couldn't have asked for a better realtor and guide through the process. Jess was so knowledgeable, in ways I didn't even expect - like being familiar with furnaces and plumbing at properties we looked at. She advised us on exactly what we needed to do in order to sell our place at the price we wanted, and she did it - in less than three days, we were under contract to sell our place. She got us right into places we wanted to see, and gave us a secret tip to sway the seller to choose us for the home we bought. I recommend Jess to anyone - buying or selling!"

-Kristin, East Side Pvd

"We worked with Jess as new, first time homebuyers - we had wanted to move to Providence and buy our first home but weren't sure where to start. Jess was incredibly kind and professional from the first phone call to today, where she continues to give great recommendations and help wherever she can, even post closing on the home. I can't say enough good things about Jess or stress how lucky and grateful we are to have found her, she is the best! Especially thinking above and beyond on how to get our offers to stand out and make sure that we understood what was happening every step of the way. "

-Dani, Providence

"I am so happy that we worked with Jess! We were first time home buyers and Jess was very patient answered all of our questions and is very knowledgeable. She is extremely responsive and made sure we got to see any home that we were interested in touring asap. She is also great with her negotiating skills and knew exactly what to ask the sellers agent so we could craft very strong offers. I cannot recommend working with Jess enough!"

-Kelsey, Warwick

I WILL HELP YOU
SELL YOUR HOME!



jess powers



401-227-3566



jessLpowers84@gmail.com



www.jesspowersrealestate.com