

CONCIERGE

MAXIMIZING THE VALUE OF OUR CLIENT'S HOME WITH 'NOIRE CONCIERGE'

NOIRE Concierge is the hassle-free way to sell our client's home faster and for a higher price. From staging to renovation, our exclusive Concierge program transforms your client's home with zero upfront costs in order to obtain more equity!

By Investing in our client's home's potential, we aim to provide a swifter more profitable sale.



How Does This Work?

Step 1 - A NOIRE agent will tour your property with our contractor.

Step 2 - Once the tour is complete, the agent will run comps on the home to give the seller a better idea of what the house could sell for in its current condition.

Step 3 - The contractor then evaluates the determined repairs/updates. Once that calculation is complete, the agent will re-run comps to give the seller's home an "After Repair Value" (ARV).

Step 4 - Seller agrees to repairs and list price and signs NOIRE Concierge agreement that states NOIRE Concierge will pay for the necessary repairs in exchange for an immediate return of funds through the Seller Net proceeds ALONG WITH a 50/50 split on all earned equity above the Pre-repair value.

(Example: Pre-repair value is \$160k As-Is. After evaluation of repairs and given true ARV, NOIRE Concierge list for \$215k. Earned equity is \$55k, NOIRE Concierge and Seller will split earned equity 50/50. If the home sells for higher than the list price, split still happens) *No Funds are handed from the seller to NOIRE Concierge, instead, all proceeds will be calculated on Closing Disclosure. The seller will know the exact amount of net proceeds prior to signing closing docs*

KEY SERVICES INCLUDE:

- Fresh Paint
- Strategic Staging
- Updated HVAC
- Updated Plumbing
- Cosmetic Renovations
- Kitchen Renovations
- Drywall Repair
- Decluttering/Waste Removal
- Landscaping improvements
- Custom Closets
- Moving Support
- Storage Support
- Roofing Repair
- Upgraded Electric