

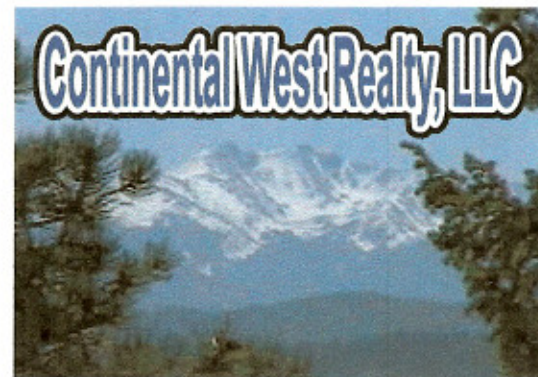
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CONTINENTAL WEST REALTY, LLC
4814 Valley Ct
Fort Collins, CO 80526

About Gary Weixelman

I live in the foothills west of Fort Collins, Colorado. My home overlooks the Inlet Bay at Horsetooth Reservoir. I was born in Fort Collins and raised a Colorado native. I have enjoyed skiing, hiking, boating, fishing, mountain biking and other outdoor recreation in the mountains all my entire life. I attended the University of Colorado in Boulder and graduated with a Bachelor of Science degree in Finance.

I first started with Continental West Realty in 1989, after working as an investment broker for 2 years in Boulder. In 1995, I joined the Fort Collins Board of Realtors, CAR, and NAR. During my career, I have helped Sellers and Buyers with literally hundreds of properties! Don't just hire a company, hire a person. Real Estate is a personal service business. Expect knowledge and skill from the Realtor that you hire in the areas of marketing, negotiating, financing and contracts. Select a Realtor with a track record of producing results. Buying and selling a home should not be left to chance and is not something that you let a "friend try". Trust the buying and selling of your home, your dream, only to a professional Realtor. Accept nothing less than the best. Whether you are looking to buy or sell a home, a home site, investment property, vacant land, or build your dream home, I promise results for you and communication along the way. I invite you to mail the enclosed reply card today, email, or call me to explore how I may assist you. I look forward to helping you, your family, and friends achieve your real estate goals. Thank-You!!



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Ft. Collins, CO 80526

IF YOU WANT TO BUY...

I WILL

- Show you how it's possible to buy a home or land with little or no down payment.
- Use the Multiple Listing Service and other sources to help you locate the home or land you desire.
- Show you how it is possible to buy a home with poor credit or past financial trouble.
- Show you what loan amount you qualify for.
- Explain the various forms of financing that are possible.
- Help you get the lowest interest rate on your mortgage.
- Give you an accurate estimate of the total cash required to purchase the land or home of your choice.
- Show you homes and/or land in any neighborhood of your choice.
- Show you any home available for sale regardless of which real estate company has it listed or advertised.
- Give you the facts on past appreciation rates for neighborhoods.
- Write and explain purchase documents before you sign anything.
- Help you obtain a mechanical inspection or survey of the property you desire.
- Walk through the home with you prior to settlement.
- Attend settlement with you and help explain all closing documents.
- Keep you informed along the way.
- Keep in touch after the sale and help you in the future.
- If you sign an Exclusive agreement with me- I'll save you \$2,000 off the listing price of any home you buy over \$150,000 or I'll pay you \$1,000. *Call for details!

IF YOU WANT TO SELL...

I Will

- Explain the entire Selling process.
- Use the Multiple Listing Service and other sources to show you how much Buyers are paying for property with features similar to yours.
- Share proven tips and techniques that will help your home sell quickly.
- Explain how my marketing plan is designed to keep you informed of all activities to sell your home.
- Place information about your home or land through our Multiple Listing Services and the Internet. We use online VISUAL TOURS and TALKING HOUSE transmitters
- Arrange for a tour of your home by our sales associates so that they can also see its features and benefits.
- Qualify buyers before showing your home.
- Promptly present and advise you on all contracts.
- Provide a cash net proceeds estimate with all offers to purchase.
- Explain the closing process so you have an accurate estimate of the cash you have at settlement.
- Keep you informed from contract ratification to closing.
- Help you find a new home or property anywhere in the country through our free relocation Service.
- Work to ratify a mutually acceptable, completed offer-to-purchase and give you a signed copy .
- Attend closing & help explain all details & help you in the future.
- Follow up after closing to make sure you are completely satisfied.

IF YOU WANT TO BUILD:
 We work with Country Log Homes,
 builders of fine quality log homes

Thinking of mountain property? From the foothills to the peaks, buying, selling or building. I will provide a one-of-a-kind quality personal service that you'll want to recommend to all of your friends. By referral only

FOR A HOME WITH A VIEW CALL GARY W.

Your Life Time Real Estate Consultant

Gary W. Please call me. I'm interested in talking to you about

- Free opinion of Market Value of Home/Land Parcel # _____
- Selling a House/Land Investing in Real Estate
- Building a New Log Home Family or Friend Interested
- Buying a Home/ Land Other _____

Name _____ Address _____
 City _____ State _____ Zip _____ Home Phone _____ Work Phone _____

Please cut along the dotted line & drop in the mailbox today. Thank You!