LET ALOMGIR SELL IT · QUEENS, NY

# I don't guess your home's price. I prove it.

Every home I sell starts the same way — with what buyers actually paid in your neighborhood, and the math in front of you.

Alomgir Hossain · Maxit Realty · (646) 339-3534 · listhomesforsale.com

THE PROMISE

# You show up at closing. I handle everything before it.

You approve the price. You approve the offers. Your attorney handles the contracts and the closing. Everything else is mine.

Pricing, marketing, showings, negotiation, and the deal to closing — with every update in the system, so you always know where your sale stands.

YOUR SALE, STEP BY STEP

# Six steps. One destination: closing.

1 · **BEFORE WE LIST** Pricing — your price, defended by the sales behind it.

2 · **LISTING GOES LIVE** Marketing — don't take my word for it. Look at a listing.

3 · **FIRST WEEKEND** Open house — the first weekend is the loudest. We use it.

4 · **WHILE IT'S LIVE** Scheduling — your home, shown. Your life, uninterrupted.

5 · **WHEN OFFERS COME IN** Negotiation — you don't take a single buyer call. I do.

6 · **TO CLOSING** Other professionals — one person to call. That's me.

# Your price, defended by the sales behind it.

I price from what buyers paid in your neighborhood and what they're paying now for homes like yours — and I show you the math. Your home's condition, upgrades, layout, and lot get priced in, not averaged away. My background is in finance and economics, so every valuation is grounded in data.

We sit down together and price the house properly — before it goes on the market, not after it sits. If the market moves, we talk about it, and the price changes only when you say so, in writing.

**YOU DO:** approve the price.

# Don't take my word for it. Look at a listing.

Your home goes on the MLS — where every agent and every buyer in the market is looking — and on this board, with the identity and deed checks behind it, so buyers know the listing is real.

This is what a buyer sees when they find your home — a real listing, live on the board. Judge the marketing by that, not by this paragraph.

# The first weekend is the loudest. We use it.

Open houses when they'll help — the first weekend, while the listing is fresh, and again whenever it needs a push. I run them; you don't have to be there.

I talk to every buyer who walks in, and what they said comes back to you in the system — what they liked, what they hesitated on, what they'd need to see to make an offer.

# Your home, shown. Your life, uninterrupted.

I run the scheduling. Buyers book 20-minute slots in the system, and an agent is at every showing — I don't send a buyer through your home alone.

You tell me the hours that work, and the showings fit around your life, not the other way around.

**YOU DO:** tell me the hours that work for you.

# You don't take a single buyer call. I do.

I negotiate every offer on your behalf — price, terms, timing — and bring you the ones worth your attention, in plain language. You approve the deal. Nothing is accepted without your say-so.

Earnest money is held by the attorneys, never by this site.

**YOU DO:** approve the offer.

# One person to call. That's me.

A sale has a lot of people in it — the buyer's agent, your attorney, the buyer's attorney. I talk to them, I keep the deal moving, and I keep you updated in the system.

Your attorney handles the contracts and the closing. You hire them, and they work for you.

**YOU DO:** hire your attorney. The rest of the talking is mine.

WHAT YOU'RE ACTUALLY AFRAID OF

# Asked in your words. Answered straight.

**“Your commission is too high.”** Run your price — Basic leaves you the price minus 3%, Premium the price minus 4.5%, before your mortgage and closing costs. Nothing up front.

**“I want to price it higher than you recommend.”** You approve the final price. I recommend; you decide.

**“Another agent could sell it faster.”** Speed is the one thing no agent can promise. What I promise is a fast start: MLS, first-weekend open house, an agent at every showing.

**“I'll just sell it myself.”** You can — List It Yourself ($299) and List With Help ($999) are built for exactly that, on this same board.

**“I'll wait.”** Waiting is always your call — the timing is yours, like the price.

# What you keep matters more than what it costs.

### BASIC · 3%

- Everything above, start to finish.
- Nothing paid up front — commission comes out of the sale proceeds.
- Charged on the final sale price, not the asking price.

### PREMIUM · 4.5%

- One-step upgrade from Basic.
- Your own dedicated agent, start to finish.
- Double pay for the agent who brings the buyer.

Example on a $750,000 sale: Basic keeps $727,500 · Premium keeps $716,250. Minimum 4-month agreement. Exclusive right to sell: if the home sells while we're under agreement, the commission applies — even if the buyer came through you.

You approve the price. You approve the offers. You hire your attorney. You show up at closing.

READY WHEN YOU ARE

# Start the listing, or talk first.

Start the listing and pick Let Alomgir Sell It — info, photos, agreement, and you're on your way.

Not sure yet? A free remote consultation — no commitment, just the conversation about your home and what it should sell for.

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