

TERESA BROOKS TEAM

REECE NICHOLS REAL ESTATE



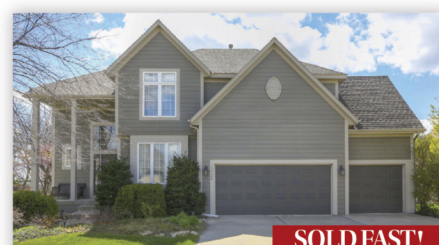
Any recipe for success requires a few key ingredients, and when you are buying or selling a home, your best chance for success comes with applying those ingredients in equal, yet heaping, measures. For Teresa Brooks, owner of The Brooks Team, those ingredients include exceptional service, integrity, respect for buyers and sellers, aggressive negotiating skills, honesty and exceptional results. Open communication with constant touch points is an integral part of Brooks' philosophy, along with a thorough knowledge of buyers' and sellers' needs and wants, making sure her clients feel confident every step of the way.

But there is a proven formula to her success that sets Brooks apart. She sees each client as a personal investment and strives to serve each of their needs throughout the entire transaction process by providing full-service and unparalleled follow-through, even after closing, creating long-term relationships.

All of the parts that add up to success for Brooks point towards her team. But this team is different, as it consists of Brooks as the sole agent and her outstanding team of contract experts with whom she has worked for years.

"I am the agent," she emphasized. "My clients deal directly with me. My contractors are my team. They are dependable, have reasonable prices and produce high quality work. When clients call me to get their house on the market, I set up a time to meet at their home with all of my contractors at the same time. I then tell my clients what it will cost to sell their house based on what items need to be done in order to get the house ready to list."

After Brooks gathers bids from the contractors, with cost at top of mind, the contractors go to work preparing the house to go on the market. These contractors include painters, roofers, guttering installers, concrete experts, flooring professionals and more. Brooks



advises the client as to what it will cost to get the home ready for sale and then coordinates all of those jobs, ensuring the house fully meets buyers' expectations.

"I take the full responsibility to make sure my contractors are on the job and the work is done in a certain sequence," she noted.

"My contractors put me as their priority and they know how to get a house on the market to sell quickly. Every home has sold within an hour or a day because of this detailed process."

Brooks is no stranger to receiving multiple offers in one day. Is it an investment on the seller's part? Absolutely, but Brooks makes sure the seller understands the budget, the sequence and the end result: SOLD! Brooks is known for efficient and well-coordinated transactions, saving clients time and money.

"The ease and the service are worth so much when we do it this way. Plus, it alleviates the client's stress level," emphasized Brooks, who, after the contractors have done their jobs, has



stagers, decorators and a cleaning company — in that order — getting the house ready for the professional photo shoot, so the first thing prospective buyers will say is "We love it!"

"We present the house the way buyers want to see it," said Brooks. "I will stay on top of everything and communicate with my clients every step of the way, ensuring the home sells fast for the most money



or even over the asking price."

And her clients can attest to Brooks' ability to get the job done.

"It is comforting to have a professional Realtor walk us through everything step by step. At the beginning, the process seemed overwhelming and daunting, but with her guidance, we took one task at a time and everything started to fall into place. I appreciate (her) efforts and that of (her) capable team to finalize the sale of our home,"
~ Satisfied Client

Some of the contractors who comprise her team are as follows:

Alliance Title (816.554.0500) understands the importance of the role title companies play in real estate transactions. Alliance provides the utmost in customer service built on a platform of experience, integrity, professionalism and competence.

Charles Friel Flooring (913.649.5357) mainly focuses on carpeting, but also supplies and installs a variety of products, including ceramic tile, luxury tile and

hardwood. Partnering with qualified installers who have been with the company for years, these crews are the experts in quality installation.

WR Hardwood Floors (913.915.6002) will always go the extra mile for customers. They install and finish all varieties of wood. The company consistently delivers superior results.

Jaime's Painting & Remodeling (913.205.0908) values excellence and integrity. Boasting 15 years of experience, clients know they will receive a high level of respect and care, producing outstanding results through unparalleled workmanship.

Brooks' clients have realized just how passionate she is about her business.

"Teresa is one of those people who is always willing to work hard for her clients. She is always professional and respectful. She always answers her calls at any time if anyone has a question about her work. She doesn't treat you like any client; she treats you like a friend. She's excellent!"

~ Satisfied Client


Teresa Brooks
A UNIQUE REAL ESTATE EXPERIENCE

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