



Let's find your new home.

Cynthia Miller, REALTOR®

About me

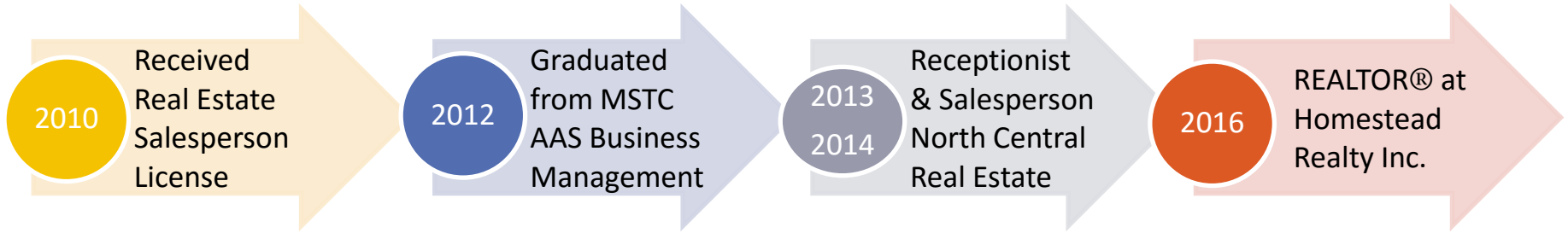


Cynthia Miller, REALTOR®

- **Based in Central Wisconsin**
 - **Town of Rome Lakes Area**
 - **Adams-Friendship to Wisconsin Rapids**
- **Married and we share our home with a rescue dog.**
- **Long-time resident of Central Wisconsin**
- **We currently live in the Town of Saratoga near the Wood County / Adams County line.**
- **Camping, canoeing, and riding motorcycles top the list of outdoor activities I enjoy.**



About my business



Education - MSTC

- ❖ Civil Engineering Technology
- ❖ Business Management

Previous Employment:

- ❖ Land Survey Technician
- ❖ Civil Engineering Technician
- ❖ CAD Drafter
 - ❖ Civil
 - ❖ Architectural
 - ❖ Mechanical
- ❖ Utility Coordinator

Can't find the perfect home or the right buyer? Call me now!

Patience is a rare quality in today's hectic world and a cornerstone of my real estate practice. I actively listen while clients share their dreams and goals with me. I will partner with you to find just what you're looking for, whether it's the right buyer for your home or the property you've been looking for. When you want an agent who gives generously of her time, attention and expertise, call Cynthia Miller, a REALTOR® at Homestead Realty - Rome!

Why I'm the best Realtor for you



My Unique Process

What really sets me apart from other agents is my knowledge of technology that assists me in my real estate research.

- **I believe** in an upfront no-nonsense approach to real estate transactions.
- **I will tell you** if either I or my company is not the best fit for your situation.
- **I will be honest** in my efforts of searching for your new property.

STAYING ON TOP:

I take continuing education classes to stay current with my industry standards.

Finding the right home



**Understanding what you're looking for is a top priority.
Let's talk about the features of your future home.**

- Location
- Price
- Square feet
- Bedroom and baths
- Style
- Features
- Schools



Agency Relationships



- **Transaction Broker**
 - Referee
 - Facilitates Transaction
- **Buyers Agent**
 - Coach
 - Increased Responsibilities
 - May offer opinion or past experience
 - Requires an Agency Agreement

Financing



- **Choosing a lender**
- **Bank vs. Broker**
- **Application**
- **Pre-Approval**
- **Types of loans**
- **Credit**
- **Closing costs**
- **Down payment**



Search tools



- **Agent search**
 - **MLS**
 - **Agent network**
 - **My website**
- **Customer search**
 - **Websites**
 - **Yard signs, opens houses, model homes, friends, FSBO**
- **High-tech tools**
 - **Automated home search system—checks for new listings everyday and notifies both agent and buyer**

Making an offer



- Assist you in pricing
- Prepare the offer
- Present and negotiate
- Going under contract

My Promise to You

Finding you the right home and closing the offer are two of my main goals. I promise I will assist you in achieving your goals in this real estate venture.

The transaction



- **Maintain and monitor dates and deadlines**
- **Communicate with you**
- **Communicate with lender**
- **Communicate with other agent**
- **Inspection process**
- **Final walkthrough**

Closing day



This is the big day! I'll accompany you to closing, answer any questions, and verify the closing paperwork matches our purchase contract.

- **Bring your identification**
- **Everyone who is purchasing the property must be present.**
- **You will need to bring a certified check or wire your down payment and/or closing costs.**

My contact information



Finding your new home is a big deal and I take the task very seriously. The fact that you have considered me to help you accomplish this means the world to me!

Cell: 715.459.4114

Office: 414.461.4040

Email: Cynthia@HomesteadRealty-Rome.com

Website: HomesteadRealty-Rome.com

I always check my email and text messages.
I almost never answer the phone while showing clients homes but will check messages frequently.

Broker Office - Milwaukee

8405 W. Lisbon Avenue

Milwaukee, WI 53202

414-461-4040 (phone)

414-461-9568 (fax #1)

<http://www.homesteadrealtyinc.com>

