



SILVERSONS REALTY^{LLC}

Silversons is your connection to Westchester and beyond. We have a successful track record in the most challenging real estate markets. We provide a personalized touch that larger firms can't offer or match. Our hard work, patience, and creative approach to each transaction allows us to work hand in hand with our clients during every step of the process from pre-sale, through negotiation, and to closing.

Only when you work with Silversons do you get the opportunity to work with an experienced team, headed by Michele Silverman Bedell, SRES, our principal broker, who has received recognition as a leader in the real estate industry. Michele's expertise, developed over 25 years, is an invaluable asset to her clients and staff.

All of Silversons' agents have deep roots and first hand knowledge of living in Westchester, Riverdale and NYC. Their life experiences enable them to provide insights into the community. They work with local and international clients relocating to the area. Silversons will find you the right home and act as a complete resource center.

- **BUYERS:** locate appropriate properties, investigate and analyze market conditions, check all property records and taxes, negotiate, handle objections and attempt to resolve all issues, monitor the status of the contracted property up to closing, and attend the inspection, appraisal, walk-through and closing
- **WEBSITES WE VIEW:** Trulia, Zillow, Yahoo, Homes.com, Hotpads, Property Shark, Realtytrac, Street Easy, all major real estate firms, and various websites are scanned for listings of properties for sale by owner
- **RESOURCES:** Silversons is an in-depth informational resource center that can be used to facilitate your move into the community
- **RELOCATION:** Act as a complete resource for those who are relocating to the community as well as finding them an appropriate residence to rent or buy
- **CONSULTING:** We act as consultants to keep clients informed of real estate market trends

Silversons provides advocacy and representation to both sellers, buyers, landlords and tenants. This includes guidance and professional assistance to avoid costly mistakes and/or stressful situations caused by contract negotiations, contingencies and other situations in the real estate transaction. We also work very closely with your attorney. Typically, the time from contract signing to closing is usually 45-60 days, if there is financing. We request pre-approval of proof of funds if it's an all cash offer. Cash transactions are typically 30 days from contract to closing. In addition, if you are moving from out-of-state or don't live locally, someone will visit the house often to ensure that it is secure, lights turned off or on a times and the thermostat appropriately set.

Please check out our website at www.silversons.com and like us on Facebook at Silversons Realty LLC. We look forward working with you. If you any questions, please call our office at (914) 725-9344.