

Open the door to your home's  
**MAXIMUM VALUE**

CONCIERGE TURNKEY  
**TLC**  
LISTING



Powered By **curbio**

**LONG & FOSTER**  
REAL ESTATE



Sell for more with strategic home repairs and improvements...

## AT NO UPFRONT COSTS TO YOU

In today's market, the majority of buyers want turnkey homes that don't require work and feature current design trends. These types of homes typically sell for a much higher price, often netting a larger profit for the homeowner. Yet most homes need some amount of work to transform

them into the move-in ready condition buyers demand. Many homeowners aren't prepared to take on the added stress of fixing up their homes given the investment of time, energy and upfront costs, missing the opportunity to maximize their value.



Long & Foster created the Turnkey Listing Concierge (TLC) service to help sellers quickly transform their home into the move-in ready condition buyers are seeking. Our TLC team will handle all of the details for you and deliver the results up to 65% faster than traditional contractors.<sup>1</sup>

Not only will you maximize your sales price with the TLC program, you don't pay a dime until closing<sup>2</sup> with no interest or hidden fees ever. Plus there are no project minimums!

## TURNKEY IS THE KEY

Some concierge programs simply front the costs for sellers to prepare their homes to go onto the market. Unlike those programs, TLC is a 'TRUE CONCIERGE' service where not only are the costs deferred until settlement, but every detail of the program is handled by a team of professional project managers and improvement consultants so that you and your agent won't have the stress of selecting the finishes, hiring the contractors and overseeing the process.



**BUYERS WANT** turnkey homes



**TLC DELIVERS** turnkey homes



And a turnkey **HASSLE-FREE PROCESS!**

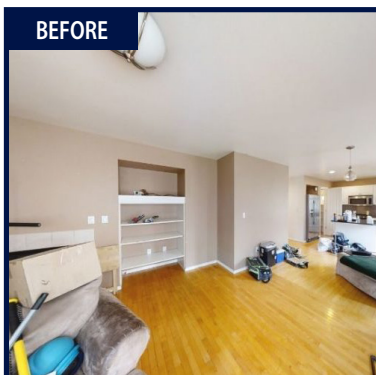
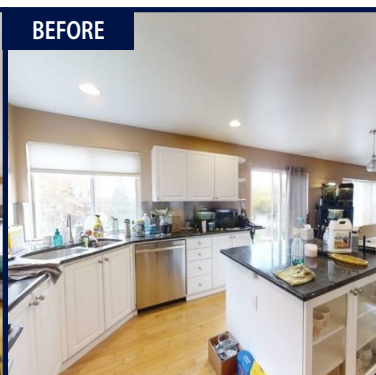
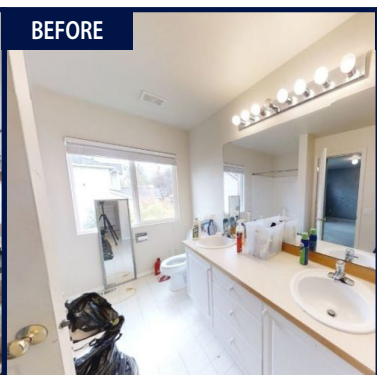
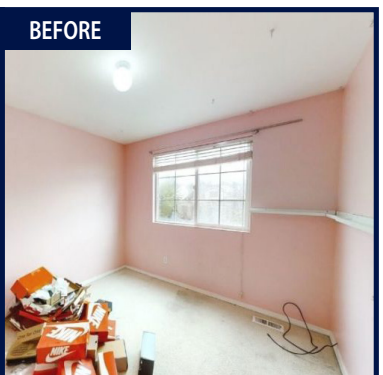




# Using TLC is easy, fast, **TURNKEY & HASSLE-FREE**

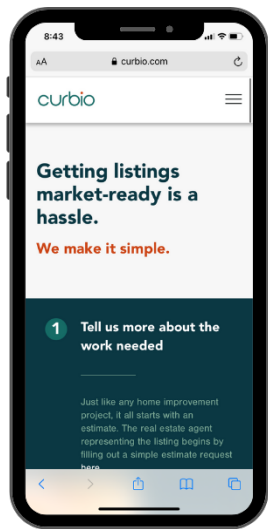
Our **Turnkey Listing Concierge (TLC)** is powered by Curbio, the nation's leading home improvement company for real estate. Curbio will handle all the details from proposal to punch list, preparing your home to go on the market up to 65% faster than traditional contractors. You will feel empowered by understanding which repairs and

renovations are most likely to make your home sell faster and for more money. This will allow you to make smart decisions about which updates to make so you can offer a move-in ready home that appeals to the greatest number of buyers. A higher number of interested buyers often results in a higher price and the greatest return on investment!

## Complete suite of services. No project minimum. Easy application process.

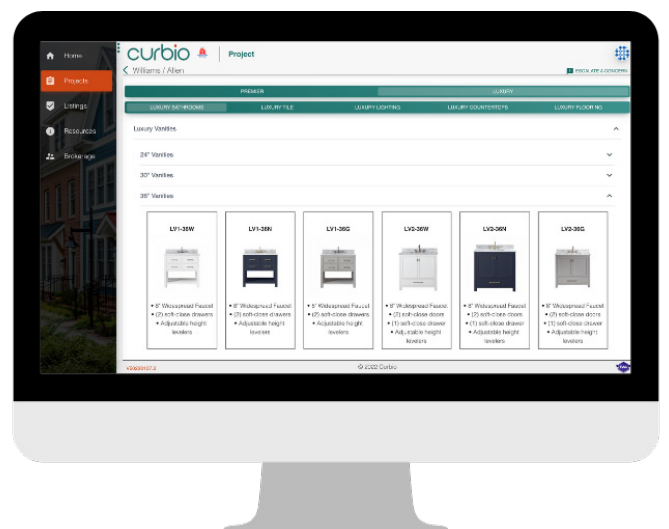
Long & Foster's TLC program provides a complete suite of interior and exterior repairs plus renovation services that create stunning before and after results to increase the value of your home. Your Long & Foster agent will handle the process of getting your project started — and **you won't pay a dime until closing!**<sup>2</sup>

			
<b>BEFORE</b>	<b>BEFORE</b>	<b>BEFORE</b>	<b>BEFORE</b>
As-Is Value <b>\$820,000</b>	Project Cost <b>\$74,412</b>	Sale Price <b>\$1,525,000</b>	Profit <b>\$630,588</b>
			
<b>AFTER</b>	<b>AFTER</b>	<b>AFTER</b>	<b>AFTER</b>



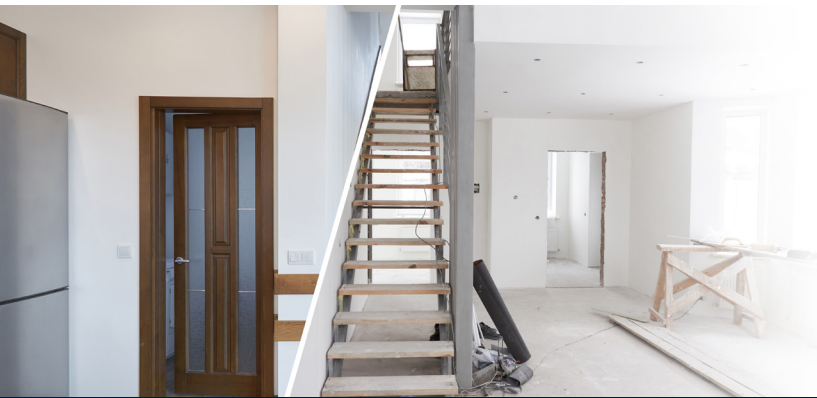
## Easy-to-use app

Unlike the disorganized traditional home improvement experience, the Curbio app keeps you updated 24/7 throughout the entire process with photos of the work in progress, project schedules and real-time communications from your agent and Project Manager -- accessible from your mobile device or PC.



## Materials & finish selections

You and your agent have the option to select from Curbio's curated fixtures and finishes that were chosen by professional designers based on current buyer trends. Simply select from the materials library in the app your choice of bathroom and kitchen cabinets, countertops, wall and floor tile, light fixtures, wood flooring and carpet, paint colors plus door hardware and styles.



## Simple repairs to full renovations

Our TLC program is designed to handle projects of all sizes, from simple repairs to complex renovations, that are managed for you by a Project Manager and keeps you updated every step of the way within the app.

Reach out to your Long & Foster agent for more details or visit [TurnkeyListingConcierge.com](http://TurnkeyListingConcierge.com)

- Appliances
- Electrical
- Mechanical Systems
- Plumbing
- Bathroom Remodel
- Exterior Siding
- Moisture Remediation
- Pool Service
- Carpeting & Tile
- Hardwood Floors
- Mold Remediation
- Roofing
- Decluttering
- HVAC Systems
- Moving & Storage
- Septic & Wells
- Deep Cleaning
- Kitchen Remodels
- Painting
- Staging
- Drainage Systems
- Landscaping
- Pest Control
- Structural Repairs

1 Compared to industry standards for renovation projects.

2 Project cost reimbursement is due at one year from project completion or at home settlement, whichever comes first. Home to be listed for sale in the public MLS within 5 days of project completion.