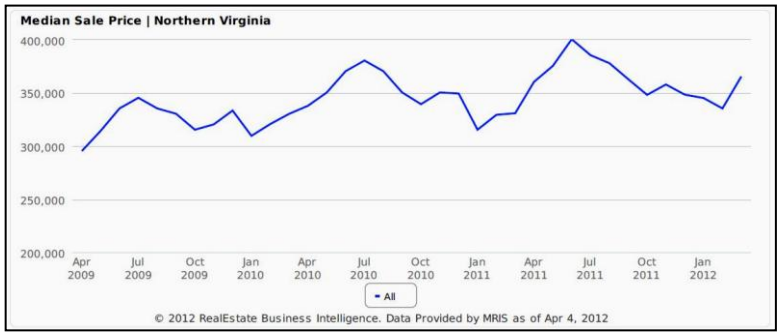
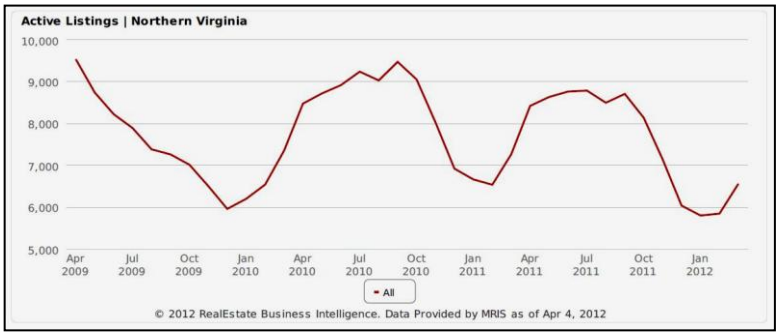
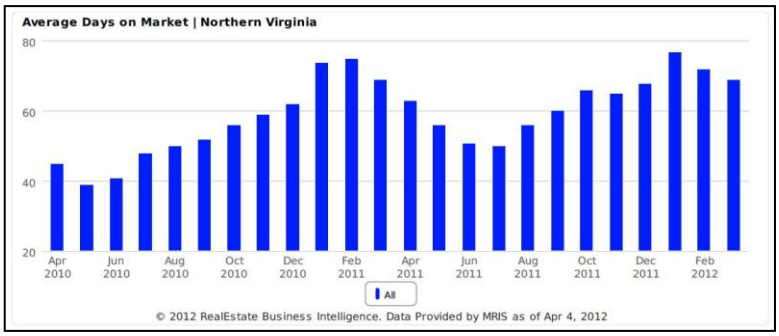
Thierry Roche's…

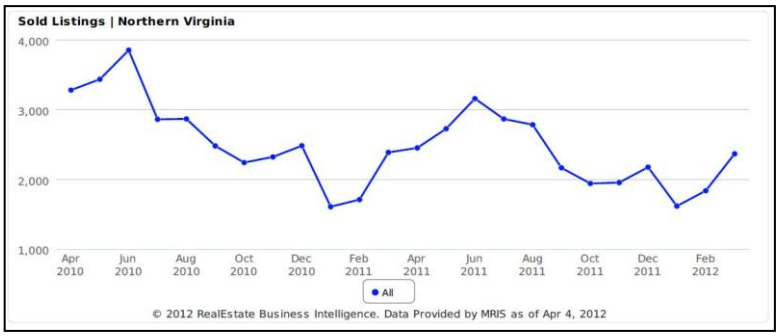
"Northern Virginia MarketWatch"

Helpful Information to Help You Understand the Value of Your Biggest Investment.









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11 Critical Home Inspection Traps to be Aware of Weeks Before Listing Your Home for Sale

Fairfax - According to industry experts, there are over **33 physical problems that will come under scrutiny during a home inspection** when your home is for sale. A new report has been prepared which identifies the eleven most common of these problems, and what you should know about them before you list your home for sale.

Whether you own an old home or a brand new one, there are a number of things that can fall short of requirements during a home inspection. If not identified and dealt with, any of these 11 items could cost you dearly in terms of repair. That's why it's **critical that you read this report** before you list your home. If you wait until the building inspector flags these issues for you, you will almost certainly experience costly delays in the close of your home sale or, worse, turn prospective buyers away altogether. In most cases, you can make a reasonable pre-inspection yourself if you know what you're looking for, and knowing what you're looking for can help you prevent little problems from growing into costly and unmanageable ones.

To help home sellers deal with this issue before their homes are listed, a **free report** entitled **"11 Things You Need to Know to Pass Your Home Inspection"** has been compiled which explains the issues involved.

To order a **FREE Special Report**, visit www.CostlyInspectionSnags.com or to hear a brief recorded message about how to order your FREE copy of this report **call toll-free 1-800-316-4485 and enter 4029**. You can call any time, **24 hours a day, 7 days a week**.

Get your free special report NOW to learn how to ensure a home inspection doesn't cost you the sale of your home.

Why Won't They Talk About This In Public?

I get them to '*Spill It*' ON THE AIR…every month

<u>Insider Secret #2</u>:
Avoid paying Some 'Required' Closing Costs – Keep More Cash in Your Pocket

Many people are aware they need a down payment. Not as many people are aware that there are also closing costs, and they can, many times, be as much as 3 - 4% of the actual sales price. **So it's a very large expense**.

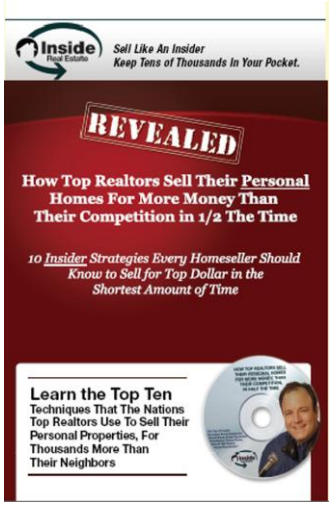
There are two simple, yet widely unknown strategies I'm going to teach you. And I'd say probably only10% of all real estate transactions actually apply these strategies - due to lack of knowledge/education.

First Strategy:
Saving $300 to $1000 CASH on your **lenders title insurance and homeowners title insurance.**

These are not the same as your homeowner's annual hazard insurance - which is totally different, and a part of your normal mortgage payment…

Second Strategy:
Saving $200-$600 CASH on your home and land survey certification. When you buy a home, the lender requires you to get a survey. The survey can be anywhere from an absolute low of only a couple of hundred dollars, up to a couple of thousand dollars, depending upon how much land is with the property…

Visit my website for the full article on how to **avoid some 'required' closing** costs at **www.allfairfaxvahomesforsale.com/Insider_Secret2.php**



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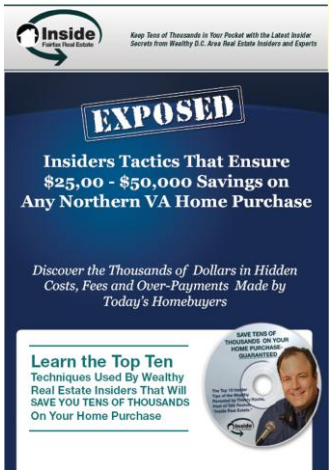

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