



**REALTY
SIDE BY SIDE, LLC**

OPENING DOORS TO YOUR REAL ESTATE SUCCESS...PSALMS 20:4,5

Purchasing with Realty Side by Side, LLC

HOME

REALTORS

SELL

BUY

REALTY SIDE BY SIDE, LLC

CONTACT

REALTY 4 GREEN LIVING!



You wouldn't be at this site if you weren't looking for a good real estate professional. Whether you're looking to lease, purchase, sell a home, or invest in a commercial property, I would love to earn your business. I will do that with integrity, honesty, and plain-ole hard work. My job is to serve you and represent your interests alone. I typically work in the DFW Mid-Cities area, but have represented clients as far east as Wylie and as far west as Azle. to learn more about me - select the links and read:

- Testimonies - comments and recommendations from several of my clients
- Realtors - a bio about me, Nick Miller, Broker

Contact me today! You'll be happy that you did...

CONTACT

Nick Miller, MBA, Realtor®, GRI,
ABR®, MRP, BPOR, Green, SFR
Call or text: (817) 913-4615

A Buyer's Agent You Can Count On!

My Pledge of Performance



Because I am committed to preparing you to be an educated buyer, I will:

- Give you the most vital information on available homes
- Keep you aware of changes in the real estate market
- Arrange a tour of areas, schools and key points of interest
- Provide neighborhood information on municipal services, schools, churches, etc.
- Check applicable zoning and building restrictions
- Disclose all known facts about properties I show you
- Collect pertinent data on values, taxes, utility costs, etc.
- Point out strengths and weaknesses of all properties you choose to view
- Explain forms, contracts, escrow and settlement procedures
- Discuss loan qualification and processing

Because I am committed to helping you save time, I will:

- Provide ready access to all MLS-listed properties
- Assist you as needed on all unlisted properties
- Help you select for viewing only those homes that fit your needs
- Show you homes only in the price range most suited to your finances
- Provide you a list of qualified attorneys, home inspectors or other service providers
- Arrange for necessary property inspections with the service providers you select

Because I am committed to helping you find the best value, I will:

- Prepare studies of property values in chosen areas
- Perform a market analysis on chosen properties
- Discuss financing alternatives
- See that you get a complete estimate of all costs involved
- Advise on offers on properties
- Write and present your purchase agreement to the seller
- Negotiate on your behalf

Because I am committed to you—my buyer—I will do all of this, plus:

- Keep your personal information confidential at all times
- Stay in touch with you from the day you start your search until the day you move in
- Coordinate all aspects of the sale and closing
- Be reimbursed with a commission only when we successfully close a transaction (unless other terms, such as an hourly rate, have been agreed upon).

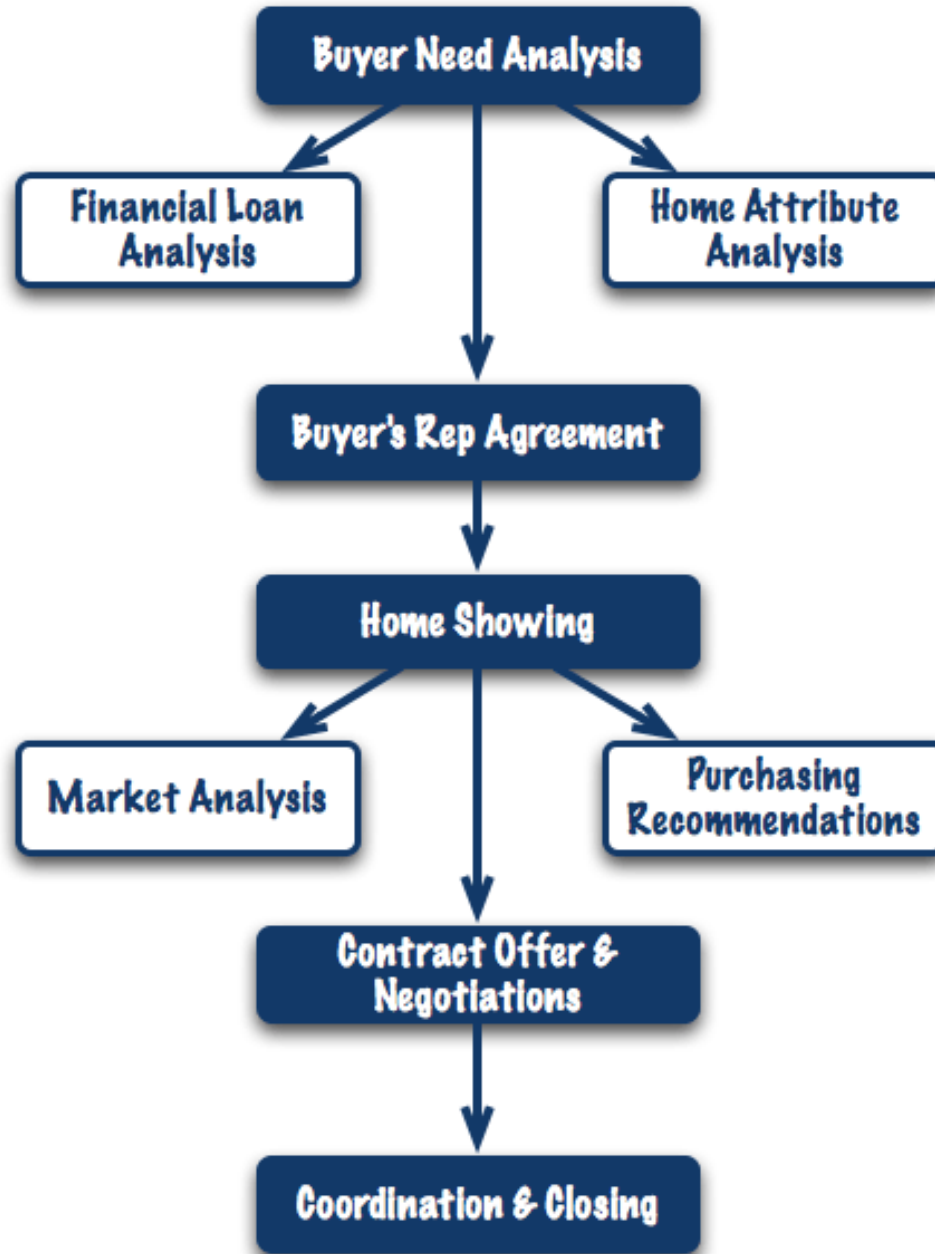
My Pledge!





Buyer Services

This is the process we'll use to find your home!



We Serve YOU!

What Do You Want and Need in a Home?

Finding a new home can be exciting. But deciding what you truly want and need—and can afford—can be challenging. Making these decisions begins with setting priorities among many different preferences.

Most homebuyers invariably face trade-offs. Your buyer's representative can play a key role in helping you sort out your options. He or she can also offer important insights specific to your local market.

Here are many of the considerations you'll want to discuss with your buyer's rep:

BASIC HOME FEATURES

- ✦ Do you prefer a single-family detached home, townhome, condominium, or other type of property?
- ✦ Desired number of bedrooms and baths
- ✦ Preferences regarding kitchen, dining, family rooms, etc. and preferred home layout
- ✦ High-priority home features, such as kitchen appliances, fireplace, etc.
- ✦ Other types of rooms needed (e.g., a home office or a hobby space)
- ✦ Storage spaces (closets, basement, an outdoor shed, etc.)
- ✦ Need for a garage or parking space, and if so, for how many cars?

OTHER HOME PREFERENCES

- ✦ Ranch, two story, split level, etc.
- ✦ Age and style of home (Victorian, bungalow, modern, etc.)
- ✦ How important is energy efficiency or other green home features?

NEIGHBORHOODS/LOCATION

- ✦ Commuting considerations (to work, shopping, etc.)
- ✦ Proximity to desirable features (such as a community center, exercise facility, school, hospital, etc.)
- ✦ Views—how important is to find your ideal view (overlooking a park, for example) or avoiding a bad one (a busy highway)?

LOT CHARACTERISTICS

- ✦ Size and shape, including back, front and side yards
- ✦ Landscaping considerations—the need for open play areas, privacy, patio space, decking, etc.
- ✦ Home orientation—is it important for your home to face a particular direction?

LIFE AT HOME

- ✦ If you'll be sharing your home with children, pets, live-in parents or others, how does this impact your housing preferences? Both now, and in the future? (For example, pets may require a fenced-in yard; older parents may dictate one-floor living.)
- ✦ Proximity to neighbors

RELATED COSTS

- ✦ Homeowner association fees?
- ✦ Property taxes

TRADE-OFFS

- ✦ How much do you want to invest in a home beyond the purchase price, either financially or in terms of sweat equity, if you can't find exactly what you want?
- ✦ Are you willing to consider other neighborhoods that provide better affordability?

RESALE

- ✦ How long do you plan to live in this home? How does this impact the type of home you will buy, how much you'll spend, and your choice of location?

Starting with Need Analysis!

↓ The True Cost of Homeownership

One-Time Expenses

Appliances

Will the appliances in the home need upgrading—now or in the near future? Don't forget to check out the water heater and HVAC.

Furniture

Moving from a one-bedroom apartment to a three-bedroom house often means you'll need more furniture. Evaluate furniture needs and costs for your new home.

Remodeling

Before purchasing a home that needs remodeling, ask a contractor to give you an estimate. Homeowners often underestimate the costs.



Ongoing Expenses

Principal, Interest, taxes, and Insurance (PITI)

If you have a fixed rate mortgage, the payment will remain the same for the life of the loan. Taxes and insurance may increase.

Homeowner Association Fees

Fees or assessments for a condo, townhouse or single-family home with an association can increase yearly. Compare fees of similar properties line-by-line. Check what the fee includes; for example, utilities gas, electricity, garbage pickup, and water. Watch out for special assessments for capital repairs and improvements to common areas.

Exterior maintenance

Replacing the roof, painting the siding or trim, sealing the driveway, sealing the deck, replacing windows, gutter cleaning or repair, septic and well maintenance are just some of the additional exterior maintenance costs in owning a home. Some jobs you can do yourself, but others require professionals. Don't forget the tools that go along with home maintenance: power washers, compressors, heavy-duty ladders, and power tools.

Interior maintenance

If you've been renting, your landlord probably picked up the tab for repairs and general maintenance. Once you own your home you'll be footing the bill. You will need to maintain

appliances, plumbing and electrical systems, carpets, floor and wall coverings, and so on.

Utilities

If you are renting, you're probably used to budgeting for utilities. But the cost of heating a one-bedroom apartment can pale in comparison with the bills for an entire house. A real estate professional can help you find out about the current occupant's costs but family size and usage impacts those numbers.

Yard care and snow removal

Plan on buying a lawnmower and other landscaping tools or budget for a professional lawn service. Include a snow shovel or snow blower if you live in a cold climate.

Pest control

Depending on location, be sure to schedule a termite inspection before you purchase a home. Purchasing a termite infestation bond may be in order. Even if there is no infestation at the time of the inspection, that's no guarantee these or other pests won't show up.

Transportation Costs

Don't forget to calculate transportation costs whether by public transportation or your own vehicle. Budget for gas, oil, insurance, tires, and regular maintenance. Will you need to purchase another car to take care of all of the family's transportation needs?

Financial Analysis and Recommendations!

Buyer's – THOU SHALT NOT!!!

Buyer's – THOU SHALT NOT!!!

Buyers can sometimes forget with all the excitement surrounding the buying of their new home to take precautions as related to their credit and funding profile. Closing's have been known to have "gone south" as a result of some purchase made prior to closing.

Once a buyer gets pre-approved and the process is started, they should not do anything that might affect their credit.

1. Thou shalt not change jobs, become self-employed or quit your job.
2. Thou shalt not buy a car, truck or van (or you may be living in it)!
3. Thou shalt not use credit cards excessively or let your accounts fall behind.
4. Thou shalt not spend money you have set aside for closing.
5. Thou shalt not omit debts or liabilities from your loan application.
6. Thou shalt not buy furniture.
7. Thou shalt not originate any inquiries into your credit.
8. Thou shalt not make large deposits without first checking with your loan officer.
9. Thou shalt not change bank accounts.
10. Thou shalt not co-sign a loan for anyone.

If you are in the process of buying a home, remember that your credit must not change or be affected in any way until you actually sign the paperwork and get possession of your new home. Lenders will not only look into your credit when you first get pre-approved, they will check it again (and sometimes again and again) before they let you sign the mortgage. If you want to buy new furniture for your home or change jobs, just be patient. There will always be time to do it AFTER the closing.

Buyer's – THOU SHALT NOT!!!



**Need advice to
set the offer
price?**



Purchasing with Realty Side by Side, LLC

A **BPOR** takes the mystery out of what price to offer on a home.

Real estate professionals with a BPOR certification have earned the knowledge and skills to help you accurately make an offer on a home. By evaluating comparative properties by location, neighborhood, and features, a **BPOR** can give you confidence that the resulting **offer price is not left to chance**. Also, giving confidence when negotiations begin...



A BPOR (Broker Price Opinion Resource) is a member of the National Association of REALTORS®.

Correct Pricing – the KEY!

Subject Property: 343 Radecke Road					
4/2.1+/.2+ 4.8 AC		FP: 1	SF: 3690	AdJ Price: \$436,874	\$98,00
Comp Address #	Differences	Comp Better (-)	Subj better (+)	Adjustment:	
6378 Milam Ridge	SF Fireplace 1/2 bath Acreage (4.12 AC) Bedroom Fireplace in bdrm Jetted/Garden Tub Appliances (built-in refrig) Luxury Spa bathroom (Double shower & fountain) Floors Granite vs. cultured marble (mbath) Granite vs. Corian (kitchen) Landscaping Workshop/Stable/Storage	\$46,590 \$6,000	\$5,000 \$3,000 \$6,800 \$5,000 \$1,250 \$3,500 \$5,000 \$5,000 \$3,000 \$2,000 \$1,250 \$30,000		\$372,950 \$89,531
Adjustment:		\$53,940	\$69,550		\$388,560
Comp Address #	Differences	Comp Better (-)	Subj better (+)	Adjustment:	
6270 Deer Run Road	SF 1/2 bath Acreage (2.16 AC) Bedroom Fireplace in bdrm Jetted/Garden Tub Appliances (built-in refrig) Luxury Double shower & fountain Concrete drive Granite vs. cultured marble (mbath) Granite vs. tile (kitchen)	\$3,000 \$6,000	\$10,790 \$17,993 \$5,000 \$1,250 \$3,500 \$5,000 \$20,000 \$3,000 \$5,000		\$409,900 \$114,501
Adjustment:		\$9,000	\$71,533		\$472,433
Comp Address #	Differences	Comp Better (-)	Subj better (+)	Adjustment:	
6317 Miller Rd	SF full bath Acreage (20.16 AC) Bedroom Cabana Fireplace in bdrm Appliances (built-in refrig) Luxury Double shower & fountain Concrete drive Granite vs. cultured marble (mbath) Granite vs. tile (kitchen)	\$4,000 \$76,255 \$6,000	\$59,637 \$5,000 \$1,000 \$5,000 \$20,000 \$3,000 \$5,000		\$485,000 \$157,371
Adjustment:		\$86,255	\$98,637		\$497,382
Comp Address #	Differences	Comp Better (-)	Subj better (+)	Adjustment:	
7230 Chisum Rd	SF half bath Acreage (15 AC) Fireplace in bdrm Appliances (built-in refrig): mismatched Luxury Double shower & fountain Concrete drive Granite vs. cultured marble (mbath) Granite vs. corian (kitchen)	\$2,500 \$28,143	\$25,307 \$1,500 \$5,000 \$20,000 \$3,000 \$3,000		\$395,000 \$115,091
Adjustment:		\$30,643	\$62,807		\$427,164
Comp Address #	Differences	Comp Better (-)	Subj better (+)	Adjustment:	
4554 Masch Branch Rd	SF full bath Acreage (8 AC) Bedroom Fireplace in bdrm Appliances (built-in refrig) Luxury Double shower & fountain Concrete drive Granite vs. cultured marble (mbath) Granite vs. tile (kitchen) Condition ("lots of TLC needed")	\$39,137 \$3,500 \$34,331 \$6,000	\$5,000 \$1,000 \$5,000 \$20,000 \$3,000 \$5,000 \$73,800		\$369,000 \$90,241
Adjustment:		\$82,968	\$112,800		\$398,832
				Average:	\$436,874
				Median:	\$427,164

Note: this CMA was not created using USPAP (Uniform Standards of Professional Appraisal Practice).



ApocryphalWorks.com



Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('PND','SLD') AND STATUSCHANGEDATE=<=CONVERT(DATETIME,'03/31/2013')) OR (LISTSTATUS IN ('ACT')) AND (LONGITUDE=>=-97.37238304341164 AND LONGITUDE=<=-97.09523780619771) AND (LATITUDE=>=33.14607335701562 AND LATITUDE=<=33.3778143322209) AND (CASE WHEN POWER(69:112822*(LATITUDE-33.26194384461884),2)+POWER(69:112822*0.8361718407927471*(LONGITUDE--97.23381042460469),2)<POWER(8.000303911630018,2) THEN 1 ELSE 0 END='1') AND (LISTPRICE=>=200000) AND (BEDS=>=4) AND (BATHSTOTAL=>=3) AND (SQFTTOTAL=>=3000) AND POOLYN='Y' AND (SELLERTYPE NOT IN ('F') OR SELLERTYPE IS NULL) AND PROPSUBTYPE IN ('S') AND (ACRES=>=2)

Property Type: Single Family Status: Active

Subject Property	Property Type: Single Family Status: Active													
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/SqFt	List Price	LP% OP	
5539 Crow Wright RD	Sanger	5	3.1	2/0/2	4,523	6.375	2001	Y	24	399,900	88.41	399,900	100	
343 Radecke RD	Krum	4	3.1	2/2/4	3,690	4.800	1995	Y	15	424,300	114.99	424,300	100	
2434 Tom Cole RD	Denton	4	5.0	4/0/2	4,618	14.040	1982	Y	38	750,000	162.41	750,000	100	
	Min	4	3.1	2/0/2	3,690	4.800	1982		15	399,900	88.41	399,900	100	
	Max	5	5.0	4/2/4	4,618	14.040	2001		38	750,000	162.41	750,000	100	
	Average	4	3.7	3/1/3	4,277	8.400	1993		26	524,733	121.94	524,733	100	

Number of Properties: 3
Average (ListPrice / SqFt) : \$121.94

Property Type: Single Family Status: Sold

Subject Property	Property Type: Single Family Status: Sold													
Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	List Price	SP %LP	Sold Date	\$/SqFt	Sale Price
4554 Masch Branch RD	Denton	5	3.0	2/3/5	4,089	8.000	2001	Y	197	369,000	100	3/31/2014	90.24	369,000
6378 Milam RD G	Denton	4	3.0	2/0/2	4,166	4.120	2001	Y	75	389,900	96	11/15/2013	89.52	372,950
6270 Deer Run RD	Sanger	4	3.2	3/0/3	3,580	2.160	2004	Y	22	409,995	100	4/11/2013	114.50	409,900
7230 Chisum RD	Sanger	4	3.2	2/0/2	3,432	15.013	2003	Y	36	415,000	95	5/30/2013	115.09	395,000
6317 Miller RD	Krum	4	4.0	2/0/2	3,082	20.034	2002	Y	354	499,900	97	10/21/2013	157.37	485,000
	Min	4	3.0	2/0/2	3,082	2.160	2001		22	369,000	95		89.52	369,000
	Max	5	4.0	3/3/5	4,166	20.034	2004		354	499,900	100		157.37	485,000
	Average	4	3.3	2/1/3	3,670	9.870	2002		137	416,759	98		113.34	406,370

Number of Properties: 5
Average (SalePrice / SqFt) : \$113.34

Market Analysis and Purchase Recommendations!



12-05-2011

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
ONE TO FOUR FAMILY RESIDENTIAL CONTRACT (RESALE)

NOTICE: Not For Use For Condominium Transactions

1. PARTIES: The p and Seller agrees to
2. PROPERTY:
 - A. LAND: Lot Addition, C Texas, kn (address/z)
 - B. IMPROVE above-des installed shutters, television equipme cooking descri
 - C. ACCESS units, door access doors must
 - D. EXCLU
3. SALES

TEXAS ASSOCIATION OF REALTORS®
SELLER'S DISCLOSURE NOTICE
Texas Association of REALTORS, Inc. 2014

Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT _____
 THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR INSPECTIONS THAT THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENT, OR THE REALTOR.

343 Radecke Road
Krum, TX 76249

Seller is occupying the Property, if unoccupied (by Seller), how long _____ or never occupied the Property.

Section 1. The Property has the items marked below: (Mark "Y" for Yes, "N" for No, "U" for Unknown, "K" for Known to be present, and "X" for Known to be absent.)
This notice does not establish the items to be conveyed.

Item	Y	N	U
Cable TV Wiring			
Carbon Monoxide Det.			
Ceiling Fans			
Cooktop			
Dishwasher			
Disposal			
Emergency Escape Ladder(s)			
Exhaust Fans			
Fences			
Fire Detection Equip.			
French Drain			
Gas Fixtures			
Natural Gas Lines			



STRAHAN & ASSOCIATES
Residential Appraisal Report

FILE NO.	COMPARABLE SALE NO.	ADDRESS	DISTANCE	SALE PRICE	SQ. FT.	DOM	DESCRIPTION	ADJUSTMENT
File No. 343 Radecke	COMPARABLE SALE NO. 3	6270 Deer Run Road Sanger, TX 76266	4.70 miles N	\$ 409,900	\$ 114.50 sq ft.	N TREIS #11898932	DOM 22	Denton Co Tax/Ext Inspection
COMPARABLE SALE NO. 1	6112 High Meadows Drive Krum, TX 76249	1.25 miles NW	\$ 384,000	\$ 118.15 sq ft.	1459	DOM 138	N TREIS #11911459	DOM 138
COMPARABLE SALE NO. 2	1580 Westfield Lane Krum, TX 76249	60 miles SW	\$ 345,000	\$ 118.15 sq ft.	1459	DOM 138	N TREIS #11911459	DOM 138



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

THIRD PARTY FINANCING ADDENDUM FOR CREDIT APPROVAL
(Not for use with Reverse Mortgage Financing)

TO CONTRACT CONCERNING THE PROPERTY AT

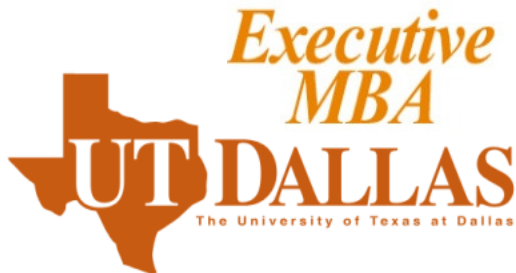
343 Radecke Road **Krum**
(Street Address and City)

Buyer shall apply promptly for all financing described below and make every reasonable effort to obtain credit approval for the financing (Credit Approval). Buyer shall furnish all information and documents required by lender for Credit Approval. Credit Approval will be deemed to have been obtained when (1) the terms of the loan(s) described below are available and (2) lender determines that Buyer has satisfied all of lender's requirements related to Buyer's assets, income

Contracts, Forms, and Negotiations!



Purchasing with Realty Side by Side, LLC



When you choose a real estate broker you need to seek someone who has the education and skill to understand how best to represent your interests as well as navigate the complex real estate process. Nick has an MBA degree from UT Dallas, also achieved the coveted GRI (Graduate Realtor® Institute) certification, the MRP certification; and the SFR, ABR, BPOR, and Green designations, which require experience and education to achieve.

Nick is also a HUD approved Broker.



NATIONAL ASSOCIATION OF REALTORS®
SHORT SALES & FORECLOSURE
RESOURCE CERTIFICATION

A Buyer's Agent You Can Count On – Skill & Training!



Purchasing with Realty Side by Side, LLC

What do I need to know about Nick Miller?

First and foremost, Nick is not going to try to tell you things about himself that are untrue or misleading in order to make himself (or this company) appear to be something that it is not. Nick believes that honesty and integrity trump every other character trait.

What education and expertise does Nick have?

- Nick graduated Summa Cum Laude from the University of Texas at Arlington with a Bachelor of Science Interdisciplinary Studies degree (1998);
- also holds a Master of Business Administration degree from the University of Texas at Dallas (2005);
- is a certified Six Sigma Black Belt (as well as Green Belt) (2009);
- has met the stringent educational requirements of the State of Texas to earn a Real Estate Broker license (2009) (as well as Real Estate Salesperson license previously - 2007);
- Nick has been a continuous learner his whole life and expects to continue studying, learning, and growing in various business and technical adventures – Nick has also achieved the following designations: GRI, ABR, SFR. Green (GRI – Graduate Realtor® Institute; ABR – Accredited Buyer’s Representative; SFR – Short Sale and Foreclosure Resource; Green – Eco-Friendly, Sustainable, real estate and construction)
- Nick also participates with the Collin County Independent Brokers Network (IBN).

What kind of business experience does Nick have?

- Nick has worked and excelled in various capacities throughout his life both technical and business related. He has worked as programmer, manager, consultant, process improvement expert, entrepreneur, as well as real estate sales. With his first entrepreneurial adventure he was engaged with product & service development, sales & marketing, and manufacturing, and holds a US Patent (6,095,736).
- More significantly, is a father and faithful husband and has been engaged in volunteer activities much of his life such as performance, teaching, and leadership.

Why Purchase with Realty Side by Side? Experience!



Purchasing with Realty Side by Side, LLC

Financial analysis & representation

- Discuss financial situation → assist with the appropriate financing approach
- Get financing approval → pre-qualification/pre-approval – understand the difference
- Buyer representation → understanding why it is necessary to have Buyer representation

Preferences & Shopping!

- Home Analysis & preferences → investigate and understand your preferences related to pricing, features, location, and other key aspects
- Shopping! → we recognize that finding a home in some ways is very similar to shopping. We'll make this a great journey as you search for that home of your dreams



Purchase analysis and recommendations

- All Real Estate paperwork → contracts, disclosures, signature services, etc.
- Review of market conditions → to analyze pricing and market factors
- CMA (Comparative Market Analysis) → analyze market conditions & competition; discuss home features & best case purchase scenarios; recommended purchase price

Negotiations & Closing

- Contract Negotiations → understand contracts; advice & opinion; fiduciary responsibility
- Electronic Signature services → provide convenient means to sign documents
- Net sheet analysis → provides for better decision-making during contract negotiations
- Coordination → Title Company; Mortgage Company; Buyer's agent; etc.

Move-in & the future

- Finalize & the future → we'll help you understand the next steps and make sure you don't miss anything – moving, insurance, home warranty, homestead exemption, utilities transfer, .etc.

Buyer Services



Purchasing with Realty Side by Side, LLC



“ People like you...

*Thank you for your knowledge, time, prayers and friendship. We appreciated it so much!
I have told everyone I know how great it was working with you and how much we learned, post it everywhere!*

J & A

“ Thank You

*We just really want to Thank you and Melanie for EVERYTHING you guys did for us. Our friend is going through the house buying process now and her realtor is not informing them of important dates, things to sign or look for etc. They didn't know what "option period" meant. (I TRIED to convince her to call you!!!) We really just appreciate all your knowledge and time explaining things to us. I have been helping out our friend and showing her your notes and emails and I know she's hitting herself in the head for not calling you. Thank you! Thank you! Thank you!!!
P.S. We LOVE this house!!!*

JP

“ Diligent and helpful...

We are so thankful to Nick Miller for being so diligent in helping us find our new home and being such a great partner in our search. Nick is very aggressive in finding homes that met our criteria and made the transaction so much easier by keeping us informed of what to expect. He negotiated a great deal for us and walked us through the entire process. We would recommend to anyone buying or selling a home as he is never more than a phone call away.

Johnny R

A Buyer's Agent You Can Count On – testimonials!



Purchasing with Realty Side by Side, LLC



Thank you for your great service to us, you were patient and shared your knowledge making house shopping fun!

GW



Ginny and I were truly blessed when Nick Miller was recommended to us as a partner for our home search in Texas.

While he tirelessly escorted Ginny to numerous home showings in the area, Nick kept me updated over the phone as I could not leave Omaha during this time. He was always responsive, attentive and listened. I felt as though I was in each home

with them as Nick described the upside and downside of each property as though he was buying it for himself to live in.

Not only was he professional in helping us through some difficult problems during our "close" closing process, he is an excellent negotiator and helped us get the biggest bang for our dollar. Nick knows the real estate business inside and out. He always acted in my best interests and was completely candid and honest in all dealings I would most definitely recommend him to anyone needing to buy or sell a home.

Mike & Ginny

A Buyer's Agent You Can Count On – testimonials!



Purchasing with Realty Side by Side, LLC

What do others say?

“Nick is not only a great Christian...but an honest business man.” Brenda (2012)

“Very Professional! Great Service! Honest! Extremely patient and Reassuring! And now a good friend!”
RL (2012)



“Thankful for our wonderful realtor, Nick Miller, who not only prayed for us to find our dream home, but fought for us to get exactly what we wanted at an amazing price! Because of his diligence and patience, WE GOT THE HOUSE! We highly recommend Side by Side Realty, to ANYONE looking to buy or sale in the Dallas/ Fort Worth areas... YOU WILL NOT BE DISAPPOINTED!” Kim (2012)

“I am so grateful to Nick who helped us to close on our home last week. Not only was he professional in helping us through some difficult problems with titles and tax liens, etc. , he was also a good friend who encouraged me along the way. Thankfully, everything worked out, just the way Nick said it would. I would definitely recommend him to anyone needing to purchase a home. JP (2012)

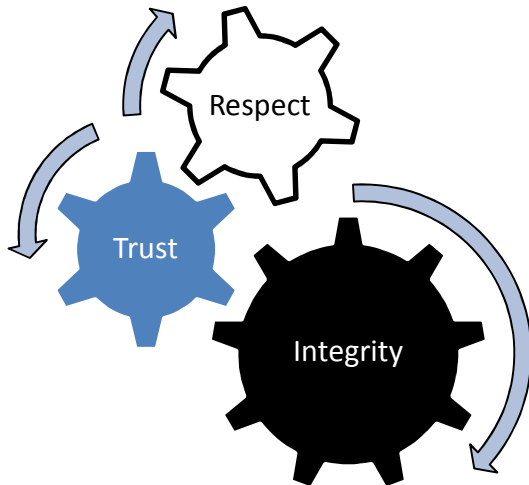
A Buyer's Agent You Can Count On – testimonials!



Purchasing with Realty Side by Side, LLC

What do others say?

“Thank you for the lovely plant and especially for helping us find our new home. The more time we spend here, the more we love it. Having it is a blessing and we are so grateful for your help.” H & C (2012)



“Melanie and I feel we have been blessed to have met you and Melody and this whole experience has been relatively stress free and exciting. Above, all we admire your honesty and integrity and patience. You can probably use these qualities to distinguish yourself from the other realtors. To me - in a biased way - it is probably due to the Christian experience - as when one has a comfortable relationship with Christ, it manifests itself in the way we conduct ourselves and how we live our lives.” Robert (2010)

“Thank you for EVERYTHING! I have never had another agent take such a personal AND prayerful interest in a home. You have been a blessing!!!” Elaine (2011)

A Buyer’s Agent You Can Count On – testimonials!



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What do others say?

“Wonderful, awesome, amazing! PATIENT on both ends, selling and buying. So glad we had Nick to walk us through everything and praying with us over our decisions! By the way Nick, I LOVE MY HOUSE!!!” E.W. (2011)

“I want to thank you for all you have done in the sale of the house: your patience, persistence, and prayers. I know sometimes I was not the best client to have, but you stood firm with a positive and faithful attitude.” Leighanne (2010)



“Including prayer in the process was very refreshing. We really liked how up front and honest you always were. We were also impressed with how much time you invested in looking on mls and previewing homes for us. It was great to have Melody there too! Your patience with us was much appreciated. The little things you did for us were great including giving us water, printing out an extra copy of the mls sheets, and meeting with us at sometimes late hours. Thanks for your flexibility.” A.J. (2009)

A Buyer’s Agent You Can Count On – testimonials!



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Purchasing with Realty Side by Side, LLC

Let's Get Started!!

Recommendations:

- Sign a Buyer's representation agreement
- Investigate funding and borrowing scenarios
- Start looking for that dream house!



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