



# 2016 RE/MAX RESUME

RE/MAX agents sell more real estate than any other brand.<sup>1</sup>



## OBJECTIVE

To help every homebuyer and seller in the world find their perfect place.



## REFERENCES

RE/MAX is the real estate brand that the most buyers and sellers would recommend.<sup>2</sup>

RE/MAX is who homebuyers and sellers think of first.<sup>3</sup>



## PHILANTHROPY

RE/MAX Affiliates have donated **\$147+ million** to Children's Miracle Network Hospitals since 1992.



## WORK EXPERIENCE

### 1973 - CURRENT

43 years in real estate (*and counting*)

### 110,000+ AGENTS

Worldwide

RE/MAX agents average 12 years in real estate!

### 7,000+ OFFICES

Worldwide

### 100+ COUNTRIES & TERRITORIES

Unmatched by any other real estate brand!



## EDUCATION

RE/MAX Agents lead the industry in professional designations!



## ACHIEVEMENTS

### REAL TRENDS

RE/MAX agents made up 22% of the **2016 REAL Trends "America's Best Real Estate Agents"** ranking

And more RE/MAX agents were named in **REAL Trends "The Thousand"** than any other brand!

According to the **2016 REAL Trends 500** survey, RE/MAX agents were named the most productive among agents at national real estate brands

### FRANCHISE TIMES

RE/MAX ranked eighth in the **Franchise Times Top 200** among brands like McDonald's and Marriott

In the **Franchise Times Top 200** real estate franchise category, RE/MAX ranked first for the eighth year in a row

### NAHREP

61 RE/MAX agents were recognized in the **2016 Top 250 Latino Agents ranking**, 60% more than the closest competitor



## TECHNICAL

### SITE VISITS

Remax.com had over **85 million visits** from January - December 2016

## WORK EXPERIENCE

- **Sales Experience** - 25 years of real estate sales experience throughout Central Indiana
- **Two Offices** - Conveniently located in Pendleton and Noblesville. Six full-time agents on the Schnepf Home Selling Team and three full-time staff, all working hard for you.
- **Strong Sales History** - Over 670 transactions sides closed in the last five years -- Sold by Tim & Julie Schnepf, The Schnepf Home Selling Team

## COMMUNITY INVOLVEMENT - JULIE SCHNEPP

- Vice President of the Pendleton Business Association
- Board Member of Pendleton Main Street
- Madison County Chamber of Commerce Member
- Ambassador for the Noblesville Chamber of Commerce
- Women in Noblesville Leadership Committee Member
- Noblesville Main Street Member
- National Association of Realtors Member
- Metropolitan Indianapolis Board of Realtors Member

## ACHIEVEMENTS

- Top 5 RE/MAX teams in Indiana in 2016
- Top 10 RE/MAX teams in Indiana year after year
- Ranked top 2% of Indiana RE/MAX Network
- Chairman's Club Award (5 consecutive years)
- RE/MAX Hall of Fame
- RE/MAX Presidents Club
- Sagamore Club
- Platinum Club
- Lifetime Achievement Award
- Top 5 in Real Estate
- Better Home & Gardens Rookie of the Year
- 2015 Herald Bulletin Best Real Estate Agency
- 2014 Herald Bulletin Best Real Estate Agent

## CONTACT

Office (765) 778-3573  
Direct (765) 617-9430  
jschnepf@remax.net

MovewithLegacy.com

Search Listings at:  
SearchCentralIndianaHomes.com



@PendletonHomes4Sale



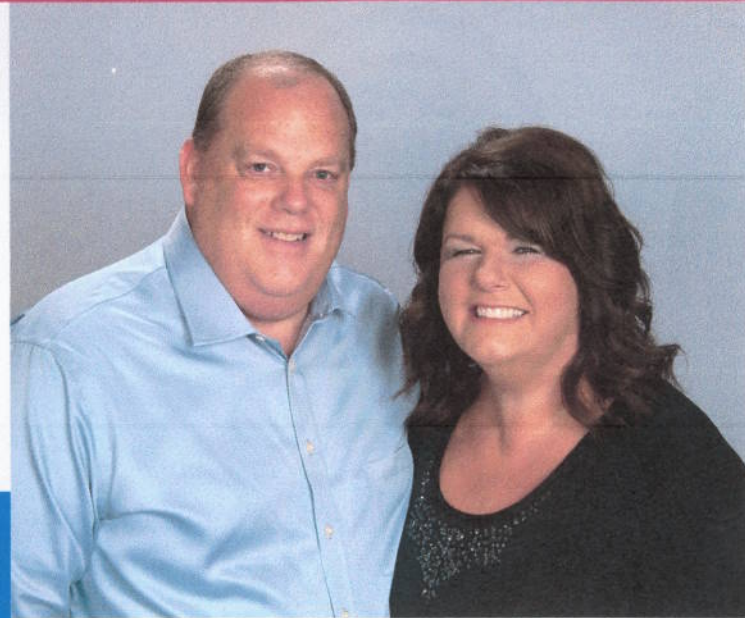
@remax\_schnepf



@remaxlegacy



julie-schnepf-476a1213



Tim & Julie Schnepf



**RE/MAX**  
*Legacy*

**SCHNEPP HOME  
SELLING TEAM**

**RESUME**

Nobody sells more real estate  
than RE/MAX

## OBJECTIVE

To help our clients sell their homes for TOP dollar,  
and in the fastest amount of time, possible.

## REFERENCES

"An amazing team of people. The only ones I will use  
or recommend." - Gary Smitherman Jr.

"Julie & Tim were quick to respond to our questions &  
made the process run very smoothly. Our prior house  
sold quickly, so we had to keep everything moving  
forward. We would highly recommend the Schnepf  
team." Jeanne Custer

More Reviews on [Facebook.com/Pendletonhomes4sale](https://www.facebook.com/Pendletonhomes4sale)  
and [Zillow.com/REMAXLegacyIndiana](https://www.zillow.com/REMAXLegacyIndiana)

## **Finding a Rental that Meets Your Needs**

Regardless on if you are staying in your own hometown or moving to another state, there are still questions to ask yourself before you begin the search process.

- 1) What location are you looking for?
  - a) Do you have certain amenities that you want to be near?
    1. Job
    2. Restaurants/ Shopping
    3. Walking Trails
    4. School
- 2) What type of structure do you want to rent?
  - a) Do you want to live in an apartment building, condo, or free standing home?
  - b) Are you looking for amenities such as fitness facilities, swimming pools, parking, and laundry?
- 3) How much space do you need?
  - a) Space needed versus income
  - b) Are you needing room for a family, roommate, office, or a guest room?
  - c) The more square footage, the more rent you pay.
- 4) Does your Landlord allow pets?
  - a) Some landlords restrict on animal size, type, and breed.
  - b) Many landlords do not allow pets of any kind.
  - c) A pet deposit may be charged up front and you may be asked to pay additional rent per month for your animal(s).
- 5) How do you determine how much rent you can afford to pay per month?
  - a) Typically you want to make sure your rent stays at around 30% of your net income.
  - b) If you can't afford rent and utilities on your own, it is always good to check into getting a roommate to help share costs.
  - c) Put in writing all of your monthly expenses and estimate your monthly utility costs. Create a budget before you commit to a monthly rental agreement.
  - d) Don't forget to add in all of the necessities- like gas and groceries, entertainment, and contributing to savings!

So now you have set a budget, picked your perfect rental, and have moved in, what's next?

- 1) Pay your rent on time or early.
- 2) Keep a digital or physical receipt of rent payment to be able to prove an on time pay history.
- 3) Pay all utilities on time.
- 4) Keep rental clean and avoid causing any damage to the property.
- 5) Immediately contact the Landlord with any maintenance items or repairs needed.
- 6) Follow the lease agreement
- 7) When you are ready to move out, make sure to give proper notification and deliver the rental in the same condition as received.

## Purchasing Your First Home

So now that you are ready to buy a home, here are some helpful tips to get you started in the process.

- 1) Don't give your power away online. Many websites are tracking your information and sharing it with real estate agents and lenders.
- 2) Ask for recommendations for a top notch real estate professional.
- 3) Take the time to meet with a realtor, or realtors, and interview them to make sure they are a good fit to represent you on your first purchase.
- 4) Do I need to sign a Buyer's Agency Agreement? **The answer is NO.** You have the right to work with any agent you choose to. If you are no longer satisfied with the service they are providing you, you have the right to find someone that will represent you in the way you deserve to be.

## Financing Your First Home

- 1) One of the first things you will want to do is get recommendations for a reputable mortgage company or banking institution.
- 2) Your loan officer will help you determine how much you can afford to purchase, what type of loan program you qualify for and what, if any, grant programs may be available to you.
- 3) The loan officer will be able to give you an estimation of funds required to purchase a new home.
- 4) The realtor, lender, and you will form a team to start the process of looking for your perfect home.

## Open Houses/ FSBO/ New Construction

- 1) As a Buyer, you are not going to want to purchase a home without representation.
- 2) If you see a FSBO, write down the information and contact your Realtor immediately and have them contact the Owner to negotiate an agreement for your Realtor to represent you in viewing and purchasing of the home.
- 3) If you see an Open House, please feel free to attend, however notify the Real Estate agent that you are being represented by a Realtor already.
- 4) Do not share your personal information or contact information with the Realtor at the Open House.
- 5) If you are interested in building a new home, have your Realtor take you to the Model Home/Builder's Office to register you so they can represent you.
- 6) You ask why do I need a Realtor to represent me on New Construction?
  - i) You will be doing legal contracts, negotiating repairs and punch out lists, and they will be your voice of representation for the entire transaction- with YOUR interests in mind.

## **Tips for Applying for Rentals**

- Have your references ready when you apply
- Have your deposit and a minimum of the first month's rent available
- Read the lease contract before you sign
- Without having a credit history in place, you may need a co-signer on the lease.
- Like a Job Interview- Make a good first impression. Make sure your clothes and appearance are neat and clean AND make sure your car makes a good impression. If your car is cluttered and not clean, that is how landlords may envision the upkeep of their property.
- Landlords may run a credit and a background check on you. If you have any blemishes that may show up on either report, honesty is the best policy. Be upfront with the landlord.

## **SCAM ALERT**

- Be extra cautious when getting information from any online source
- Never give anyone a deposit or first month's rent without physically meeting the landlord and seeing the property.
- If it seems too good to be true, it probably is!
- People can search the owners and create false emails and phone numbers in that person's name
- Don't give every place you apply your social security number until you know you are serious about renting with them.

## **Things to Ask About**

- Is there an application fee?
- What is the Security Deposit amount? And is the Security Deposit refundable?
- Does the rental include utilities? And if so, which utilities? Am I responsible for getting any utilities turned on and maintained in my name?
- Are pets allowed? If so, is there an additional deposit and/or additional monthly fees added to the rent? Is the additional deposit refundable?
- When is rent due? And where do I pay rent at or send rent in to?
- What payment forms are accepted for rent?

## **Things to Know About Renting**

- Your rental history works towards building your credit history
- Evictions can stay on your screening report for up to 7 years
- A rental agreement is a legally binding contract and can be upheld in a court of law.

For Tenants rights you can visit the US Department of Housing and Urban Development site at:

[https://portal.hud.gov/hudportal/HUD?src=/topics/rental\\_assistance/tenantrights](https://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance/tenantrights)

Every state has their own set of laws in regards to renting and tenant's rights.

## **Relocating**

### **Did you just receive a job in another city, state, or country?**

- 1) Does your company pay any costs for you to relocate? For example: moving fees, temporary housing fees, closing fees, and realtor fees.
- 2) Have you weighed the cost of living in the new place versus where you live currently?
- 3) Have you searched out rentals and/or housing costs to see if you can afford to live in this new area?

### **Where to live?**

- 1) Things to consider- vicinity to shopping, schools, places of worship, libraries, museums, and healthcare.
- 2) Seek advice of people at new location for areas to consider.

### **Rent versus Buying**

- 1) I highly recommend to all Relocation clients that they rent for 3-6 months before they purchase a home.
- 2) Renting allows you the opportunity to live and work in the area for a few months to determine where you truly want to live.
- 3) If you are only planning on being in the area for 1-3 years, we recommend that you rent instead of purchasing.
- 4) Interviewing and picking an experienced and qualified real estate professional is key.