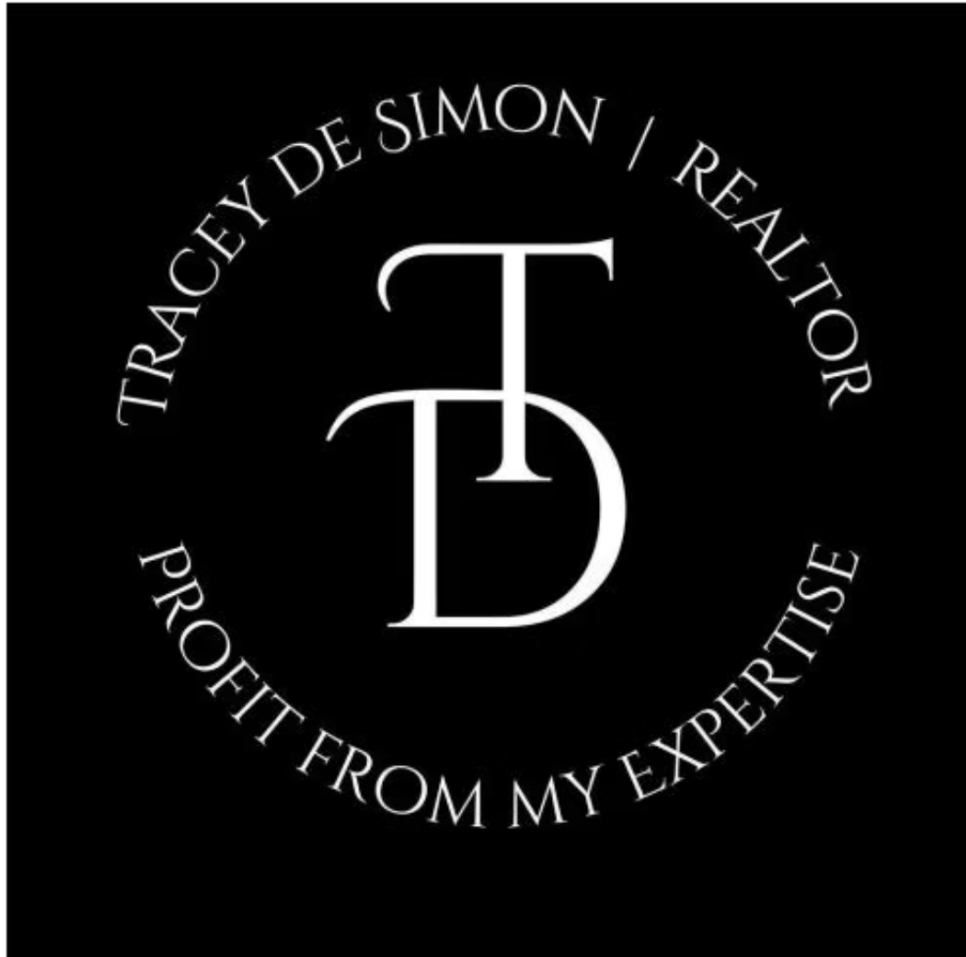




COLDWELL BANKER
REALTY

Value Proposition of Tracey De Simon

Your Dedicated Real Estate Partner — Commitment Beyond the Sale



Your Charlotte NC, SC and St. Louis Real Estate Advocate

For the past 20 years, Tracey De Simon has been a dedicated real estate agent with Coldwell Banker Realty, specializing in the St. Louis market. Tracey's commitment to delivering personalized service has earned a reputation for excellence and reliability. Now bringing that expertise to NC and SC.

By working exclusively under a Buyer Broker Agreement, Tracey ensures that each client receives full representation and personalized attention throughout every step of the home-buying journey.

Why Sign the Buyer Broker Agreement?

When you sign a Buyer Broker Agreement with Tracey, you're choosing an agent who is fully invested in your success. This agreement means:

Loyalty and Dedication

Tracey represents your interests exclusively, providing you with tailored strategies and advice.

Exclusive Resources

Access to market insights, off-market listings, and Coldwell Banker's powerful network.

Focused Client Care

With Tracey, you're not just another client; you're a priority, benefiting from an agent who listens and responds to your needs.

Comprehensive Services

1. **Negotiation Powerhouse:** With 18 years of experience negotiating in St. Louis' competitive market, Tracey is skilled in securing the best terms and conditions for your purchase.
2. **Detail-Oriented Contract Preparation:** Tracey prepares each offer meticulously, ensuring that every aspect of the contract reflects your needs and provides necessary protections.
3. **Inspection Coordination and Advocacy:** Tracey arranges detailed home inspections and skillfully negotiates repairs, so you can proceed with confidence in your investment.
4. **Appraisal Management Expertise:** Leveraging experience and close relationships with appraisers, Tracey ensures the property is valued appropriately, avoiding potential financing issues.
5. **Collaboration with Loan Officers and Title Companies:** Tracey streamlines communication with lenders and title professionals, ensuring a smooth closing process with no surprises.
6. **Seamless Communication with All Parties:** From the seller's agent to loan officers, Tracey keeps everyone informed and aligned, preventing delays and ensuring transparency.
7. **Post-Closing Client Care:** Tracey's commitment doesn't end at closing. As part of the Coldwell Banker family, you'll continue to receive market updates, home care resources, and guidance for future real estate needs.

What Sets Tracey Apart?



For Tracey, real estate is about building relationships that last. Even after the sale, Tracey remains your go-to real estate resource, helping you with everything from home maintenance referrals to advice on future investments. As a Coldwell Banker agent, Tracey leverages the power of an extensive network and industry-leading tools to provide exceptional service.

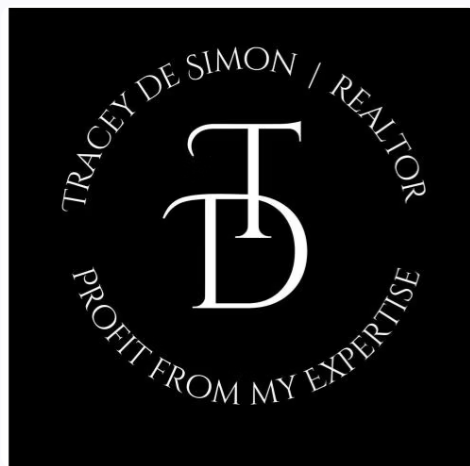
Why Choose Tracey De Simon with Coldwell Banker?

Tracey is dedicated to providing you with a seamless, personalized real estate experience. With 20+ years of local expertise and a passion for customer care, Tracey brings reliability, knowledge, and a deep commitment to helping you find your perfect home.



Get Started with Tracey Today

Reach out to Tracey De Simon at Coldwell Banker Realty, and let's begin your home-buying journey with the confidence and support of a trusted advisor by your side.



COLDWELL BANKER
REALTY

Let's Connect



314.603.8628



desimonrealtor@gmail.com



3440 Toringdon Way #110, Charlotte, NC 28277

Websites

- **Carolinas:**
traceydesimonrealtor.com
- **Charlotte:**
traceyknowscharlotte.com
- **St. Louis:** **traceydesimon.com**

Social Media

- **Facebook:** **/DeSimonRealtor**
- **Instagram:** **@desimon.realtor**
- **LinkedIn:** **/in/traceydesimon**
- **YouTube:** **@traceydesimon**

