



THE GROUP INC.
Real Estate

Reasons to List Your Home with The Group, Inc.

Increase Your Odds of Closing on Time

If your home went under contract last year, the market odds of the contract closing on time were less than 50%.
If your home was listed with The Group, Inc. your odds of closing ON TIME were 89%.

Increase Your Exposure to Out-of-Town Buyers

Some of the best buyers for your home are out-of-town buyers, especially corporate transferees.
One out of every four of The Group's buyers is from out of town.

Hire a High Performance Sales Team

The Group's sales team averaged selling 23 homes each last year. The rest of the Northern Colorado Realtors averaged selling six homes each last year. *RealTrends* newsletter named The Group, Inc. the most productive independent real estate company in the United States eight years in a row based on the number of transactions per associate. In 2002 and 2004 The Group, Inc. was named the "Most Productive Company in the Country" based on transactions per associate by the National Association of Realtors.

Attract More Buyers Through *The Real Estate Source*

Your home will be advertised every week in The Group's exclusive, *Real Estate Source*, reaching over 80,000 households in Northern Colorado. *The Real Estate Source* has won the Colorado Press Association Award as "Best Classified Advertising Publication" in the state of Colorado.

Attract More Buyers Through the Internet

When you list your home with The Group, Inc., your home will be advertised on www.realtor.com, the nation's number one real estate web site with over 153 million "hits" per month. Your home will also be advertised on www.corealty.com, www.coloproperty.com, www.coloradoan.com and The Group's web site www.thegroupinc.com.

Results You Can Count On

The Group is involved in over 35% of the home sales each year in Northern Colorado (either as the listing broker, the selling broker, or both). More than one out of every three homes sold this year in Northern Colorado will be listed with The Group. Why do so many sellers choose The Group? They like having results they can count on.



Guarantee Your Buyer's Home

The buyer for your home may have a home to sell. (Over 50% of all buyers have a home to sell first.) We may be able to guarantee the sale of their home so they can buy yours. Many sellers were able to move because of The Group Guarantee Sales Program.

The Group Guaranteed Mortgage

Consumers can access mortgage services at each of The Group's offices to receive the convenience and efficiency of one-stop shopping. Local experts with decision-making authority are available at each location to counsel customers on all their mortgage needs. The Group Guaranteed Mortgage (TGGM) is a joint venture between The Group, Inc. and Countrywide Mortgage Ventures. Countrywide offers loan programs to fit virtually every situation as well as local underwriting and processing for TGGM customers. TGGM is unique because of its commitment to flawless mortgage transactions including guarantees of accuracy and meeting time commitments. www.thegroupmortgage.com

The Group Guaranteed Title

Title and escrow services are provided on site at each Group office. Our experienced title officers and escrow officers have the authority and tools available to make the closing process smooth and efficient from beginning to end. We guarantee our service bringing to our customers a new level of convenience and accountability in the real estate transaction.

The Group, Inc. is Owned by its Sales Team

All of its sales associates and managers own The Group, Inc. equally. (We've been set up this way since 1976.) As owners of our company, we work together as a team to get you where you want to go on time - hopefully with a smile on your face. Your satisfaction is the key to our future.

Harmony Office
2803 E. Harmony Road
Fort Collins, CO 80528
970.229.0700

Horsetooth Office
375 E. Horsetooth Road
Fort Collins, CO 80525
970.223.0700

Mulberry Office
401 W. Mulberry Street
Fort Collins, CO 80521
970.221.0700

Windsor Office
7785 Highland Meadows Pkwy.
Windsor, CO 80528
970.226.0700

Greeley Office
3257 W. 20th Street
Greeley, CO 80634
970.392.0700

Loveland Office
1401 W. 29th Street
Loveland, CO 80538
970.663.0700

Centerra Office in Loveland
5401 Stone Creek Circle
Loveland, CO 80538
970.613.0700

www.thegroupinc.com