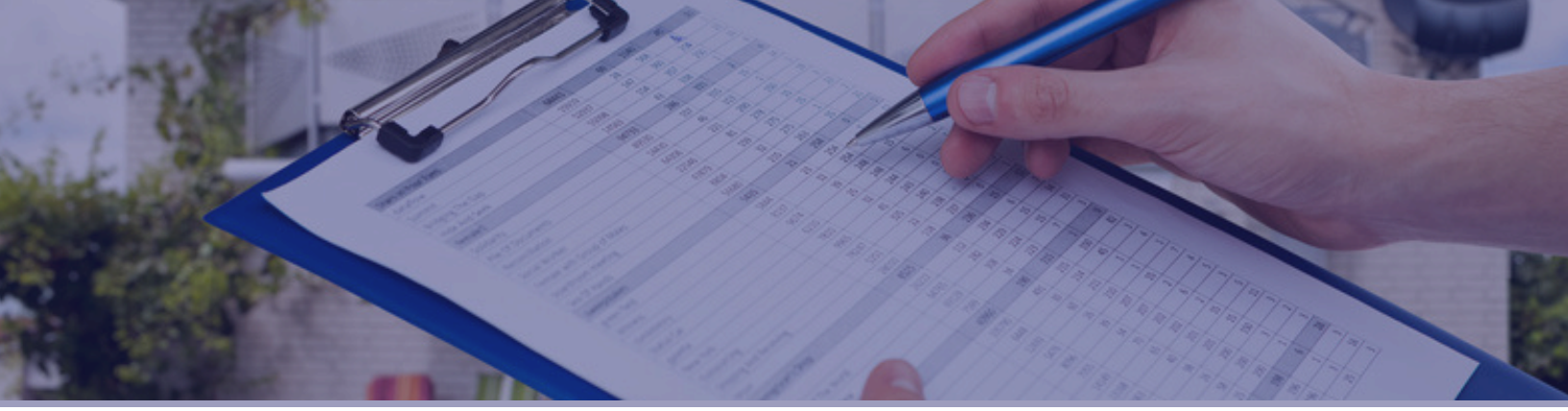


PETER & VICKY ROYSTER
REALTOR®

(713) 805-6247

POWERED BY CB&A, REALTORS



What Is The Move Method Certified Home™?

Most homes go to market with unanswered questions. Buyers wonder what's behind the walls. Sellers wonder what the inspection will turn up. Everyone holds their breath through the contingency period and hopes nothing blows up the deal.

The Move Method Certified Home™ program changes that.

The Move Method Certified Home™ is a property that has been fully prepared for the market before it ever hits the MLS. That means major inspections are completed upfront, findings are reviewed, repairs are made or clearly disclosed, and all of that information is made available to buyers before they ever write an offer.

Think of it this way — a traditional listing asks buyers to make one of the biggest financial decisions of their lives with incomplete information. The Move Method Certified Home™ listing gives them the full picture from day one. That's a different experience entirely, and buyers respond to it.

For sellers, it means you're not waiting to find out what the buyer's inspector is going to say. You already know. You've already dealt with it. You're in control of the narrative instead of reacting to someone else's report three weeks into the transaction.

This guide walks you through everything: what the program requires, why it works, and what you can expect from start to close.



WHY SELLERS CHOOSE THIS PROGRAM

Selling a home the traditional way means going to market, accepting an offer, and then watching the buyer's inspector find things you didn't know about — or things you knew about but hoped wouldn't come up.

That's where deals fall apart. Buyers get nervous. Repair requests come in high. Credits get negotiated. Timelines stretch. Some buyers walk.

The Move Method Certified Home™ program flips that script. Here's what sellers consistently experience:

Competitive Edge

- Your home stands out against competing listings — buyers and agents take notice when inspections are already done.
- Buyers have more confidence making strong offers because the unknowns are already answered.
- Closing can happen faster since the option period is often shortened — which often makes your listing more attractive to buyers in a competitive market.

Financial Protection

- Your list price reflects the true condition of the home — not a guess.
- You have a clearer picture of what you'll actually net at closing.
- Fewer last-minute surprises means less chance of price renegotiation or costly credits.
- If you're buying another home at the same time, you're less likely to lose money on fees or replacement costs due to a deal falling through.

Peace of Mind

- Less risk of future litigation related to lack of disclosure or missed issues.
- You can disclose known items confidently — reducing the chance of buyers coming back after closing.
- Lower risk of the buyer's lender requiring last-minute repairs before funding.
- Your home is more likely to close on time — saving you additional mortgage expenses



THE MOVE METHOD CERTIFIED HOME™ PROCESS

Here's exactly what happens, start to finish.

STEP 1 – Strategy Session with Peter & Vicky

Before anything gets scheduled, we sit down together and walk through your home, your timeline, and your goals. We'll identify anything that may need attention and help you understand what the program involves so you can make an informed decision to move forward.

STEP 2 – Inspections Are Ordered

Once you're enrolled, we coordinate three required inspections — all prepaid by you as the seller:

• General Home Inspection — covers the overall condition of the home including structure, systems, roof, electrical, plumbing, and more.

• Termite / WDI Inspection — checks for wood-destroying insects and organisms, including any active infestation or damage that may need to be addressed.

• Pool Inspection — required if your home has a pool or spa.

These are completed before your home goes on the market. We coordinate scheduling with our trusted vendors so you don't have to manage the logistics.

STEP 3 – Review the Reports Together

Once inspection reports are in, we review them with you. We'll walk through every finding, explain what it means, and give you our honest recommendation. You decide what gets repaired and what gets disclosed. We advise — you call the shots.



STEP 4 – Repairs & Disclosures

Based on what the inspections turn up, you'll either repair the item or disclose it to buyers. Health and safety items and active termite/WDI findings are typically addressed before listing. Other items may be disclosed as-is, depending on your situation. All of this information is made available to buyers and their agents before any offer is made — which is exactly what builds their confidence.

STEP 5 – Staging Consultation

Before photography, we walk through your home together and give you staging guidance. This doesn't have to mean renting furniture or spending a lot of money. Small adjustments in layout, lighting, and decluttering can make a significant difference in how your home photographs and shows.

STEP 6 – Professional Photography

Peter handles the photography personally. Every home listed through The Move Method Certified Home™ program gets high-impact photography that shows your home in its best light — not rushed phone shots. This is part of what sets our listings apart online, where most buyers start their search.

STEP 7 – Your Home Goes Live

With inspections complete, repairs done or disclosed, and photography finished, your home launches to the market. All inspection reports and disclosures are made available to buyers and buyer agents upfront — so they can make informed, confident offers from day one.

STEP 8 – Home Warranty Provided at Closing

As part of The Move Method Certified Home program, you provide a home warranty to the buyer at closing. This gives buyers additional peace of mind that major systems and appliances are covered after they move in — and it further reduces the chance of post-closing disputes or buyer's remorse.



WHAT THIS MEANS FOR BUYERS

The Move Method Certified Home™ works because it gives buyers something most listings can't offer — real answers before they make an offer.

When a buyer sees your home as The Move Method Certified Home™, they know:

- All major inspections have been completed and prepaid by the seller.
- Major repairs have been fixed or clearly disclosed.
- Health and safety concerns have been fixed or disclosed.
- Structural pest (termite/WDI) repairs have been addressed or disclosed.
- Dry rot and leaks have been fixed or disclosed.
- The home is more likely to qualify for their loan type.
- There are fewer surprises waiting for them during the option period.
- A home warranty will be provided at closing.

That confidence translates into stronger offers, faster decisions, and buyers who are less likely to back out.

THE SELLER'S COMMITMENT

Enrolling in The Move Method Certified Home™ program means agreeing to a standard set of terms. Here's what you're committing to:

1. Complete all required inspections — General Home, Termite/WDI, and Pool (if applicable).
2. Disclose all material issues identified in the inspections, including health and safety concerns, termite/WDI repairs, dry rot, roofing issues, and any other significant findings.
3. Make inspection reports and disclosures available to buyers and their agents before they make an offer.
4. Address buyer questions and concerns prior to closing.
5. Provide a home warranty to the buyer at closing.

These commitments exist to protect both you and the buyer — and to make sure the transaction moves forward with honesty and transparency on all sides.



WHY THE MOVE LIVE LOVE TX TEAM™

We built The Move Method Certified Home™ program around one idea: sellers deserve to know exactly what's happening at every stage of their transaction. No guessing. No surprises. No wondering what the inspector is going to say.

Peter brings 23 years of real estate experience and a background in construction — which means when we review inspection reports with you, we can tell you what actually matters and what doesn't. Vicky keeps the process organized, the communication clear, and the details covered from contract to close.

We don't hand you a checklist and disappear. We walk through this with you.

And after closing, we're still here. Years later, if you need a contractor referral or want to talk through your next move, you've got our number.

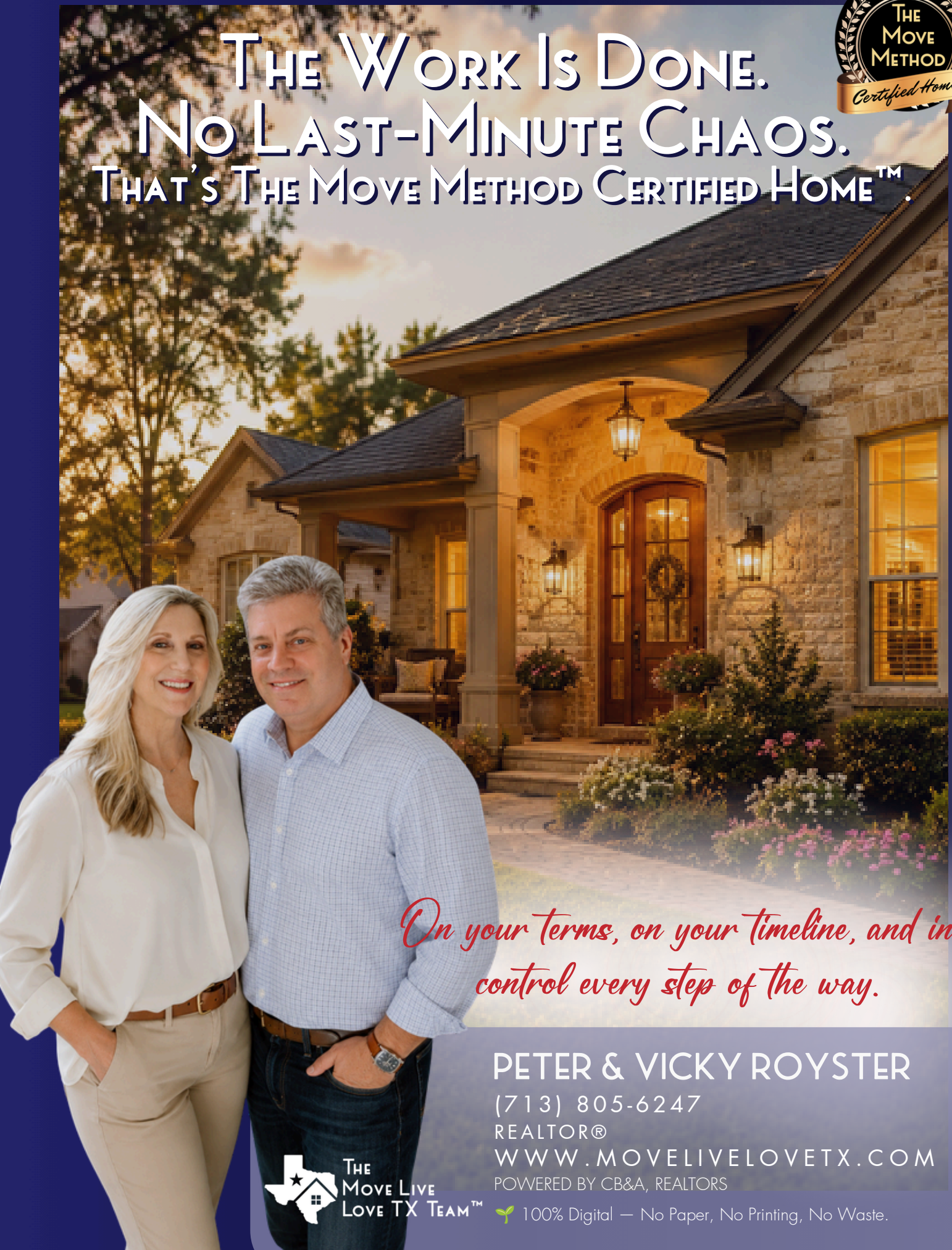
READY TO GET STARTED?

If The Move Method Certified Home program sounds like the right fit for your home and your goals, let's talk. We'll walk through your situation, answer your questions, and map out a plan that makes sense for you.



The Work Is Done. No Last-Minute Chaos.

That's The Move Method Certified Home™.



On your terms, on your timeline, and in control every step of the way.

PETER & VICKY ROYSTER

(713) 805-6247

REALTOR®

WWW.MOVELIVELOVETX.COM

POWERED BY CB&A, REALTORS

The Move Live Love TX Team™

🌱 100% Digital — No Paper, No Printing, No Waste.