

## **WHY Should You USE Ron for Your REALTOR®/Broker?**

**Full Time Successful Marketing**, Relocating Newcomers, **Financial Knowledge**, **Third Party Negotiating**, **Qualifying Buyers**, **Proven Home Marketing System**, and Buyer Reserves are a few reasons; We can expose your property through a **Net Working System** and to all **REALTORS®** in the **National and Local working systems**.

There are real estate agents/brokers, and then there are dedicated real estate agents and Brokers . . . Just as there are Doctors, Lawyers, Engineers, CPA's, electricians, plumbers and carpenters, etc. Good successful **REALTOR®** juggles and satisfies their clients real estate needs with; Mortgage lenders, Appraisers, Lawyers, Surveyors, Home Inspectors and countless other associates **EVERY DAY** of the week, as most nights, weekends, holidays, anniversaries, and on special occasions.

**It is a full time job!**

**What makes Ron different is;**

- **Full time – Career**; beginning in general construction (1973) and real estate profession *since 1984*.
- **Knowing construction, financing, listening to and understanding my clients and customer's needs.**
- **Belonging to the Gold Medallion Club C and closing millions** of dollars of transactions
- **Being available and responding quickly**, when needed by my clients and customers.
- **Negotiating and writing contracts---** Always in the client's best interest
- **Qualify buyers before presenting offers to the property** and finding the proper financial package for the buyers best needs.
- **Third Party Negotiating--** In my opinion, this is the greatest professional skill every **SELLER** needs working for them.

**SELLERS**, marketing your home properly is a combination of many factors, **(We'll help you** recognize little things that will improve the value of your home— to publicize and promote your home to hundreds of real estate members of our cooperative selling team, and help you coordinate all the things that goes into receiving the highest value for your property.) **You deserve nothing less!**

**FOR BUYERS**, "We Listen!" We listen, take notes and find what you want and desire and present what each home offers as if were purchasing the home ourselves! Buyer clients have said during and after working with me, **"Your enthusiasm and energy is amazing! Your diligence and hard work throughout this process were as if you were the purchaser of the home and not just an agent showing property from your listings."** *And many have also said, "I've gain some very valuable information and knowledge from you as well. Therefore this is the kind of service that is priceless."*

On my web site the statement chosen to reflect how I feel and work is: **"My "JOB" is about taking care of You!"** And that's how I feel and represent my Clients! The process is not about me "The Agent/Broker" it's all about rendering a service which helps our clients obtain their real estate and mortgage goals! When our clients are happy, we can't be anything less!

You may reach me by calling mobile: **334.546.1410** or **Office: 334.279-7900**, and **please ask for me (Ron.)** Like most working days, I am likely to be on the road calling on new customers or servicing clients, however, you may connect to me through **my mobile Internet service**; [Ron@RonSellsAlabama.Com](mailto:Ron@RonSellsAlabama.Com) or [www.RonSellsAlabama.Com](http://www.RonSellsAlabama.Com) and leave **your questions or needs** for me to answer . . . You may call me at **334.546-1410**, and **if I do not answer** . . . Please hang up *after you hear my message*. Doing such, my phone service will forward your number to me and I will return your call as soon as possible. **Your call is important** and I will be in touch with you as soon as possible, because, you are important. **And I am, looking forward to hearing from you.**

**Ron's purpose and goal are** to set the highest standard of Professional excellence in every neighborhood we serve and to provide the highest quality of service available. Ron dedicates himself to providing excellence by striving to exceed his customers and clients' expectations so they remain loyal and lifelong customers. Through these commitments, Ron strives to provide important contributions to the **Montgomery Alabama Tri-County** and **surrounding neighborhoods** and to achieve a leadership position as he serves the marketplace. **Ron** and **EDDINS PROPERTIES** offers full residential and commercial/investor services.

## **RESIDENTIAL**

**A primary residence** — is typically an individual's single most valuable investment. Our aim is to offer a service that is commission efficient and reasonable.

The sales commission for a home is negotiable and competitive, and by far the greatest expense incurred when selling your home. **Our buyer representation includes** contract preparation, mortgage recommendations, and assisting in acquiring a thorough inspection of the property. *Ron dedicates himself to understand his customer and client needs and find that property which satisfies those needs.*

**For SELLERS---** Our sales effort is not limited to just placing your property in Multiple Listing Service (**MAAR System**), providing a lock-box for other agents to gain access to the property and a yard sign.

The majority of our effort is to advise and assist you until the transaction is finalized and closed. *Ron prides himself on* "Positioning, Preparing, and bringing **Attention**, creating **Desire** and **Interest**, and generating **Action** and **Activity** to the property. A home that's "**PRICED REALISTICALLY**" and "**MARKETED EFFECTIVELY**" will always sell!

After **twenty plus years** in the real estate business, Ron views an industry in transition. It is full of opportunity **but also** misinformation and opportunism. Ron will help with any misunderstanding you may have. We are committed to dealing with our clients honestly and fairly.

**Ron and EDDINS PROPERTIES** will take the time and effort to listen, assist and explain the particulars of his client's transaction. *Ron firmly believes that, "Professional and Quality Service is not Expensive, It's Priceless, and Ron's clients deserve nothing less!"* **Call Ron today, Mobile 334.546-1410 • Office 334.279-7900 and please ask for Ron!**

**Ron and EDDINS PROPERTIES** will earn your business with **"Hard and Enthusiastic work"** and **"Professional and Quality Service is not Expensive, It's Priceless, and You deserve nothing less!"** Call or email Ron today for a list of available homes meeting your needs and desires or finding the true market value of your home or property you wish to sale. We complete a thorough and assiduous inspection to help the seller make ready their home to be the "Go to Home" of choice rather than a home to see! Of course we keep in mind the financial expenditure to help the seller client obtain a greater bottom line on their **HUD closing statement.**

Ron's served four years in the military, two tours in Viet Nam. Ron's father served in the **U.S. Marines "Pacific" WWII** campaign, as his uncles in the **Navy and Army** in the same campaign efforts.

Ron was born, raised and schooled in South Louisiana, "*Cajun Country*" and loves; "*Rice and gravy and Red beans & Rice, plus many other French Cajun foods.*" He is known to cook Gumbo and selective Cajun cuisines from time to time.

Ron began his construction career in 1971 and entered real estate sales in 1984, became a Broker in 1986 and strongly feels keeping abreast of his career with education, he also holds an Alabama license for Notary Public.

When you are in need of a **REALTOR** who will **go the extra mile** with either **selling or locating your home** of choice, we ask you to **Call Ron**. Allow Ron to show his worthiness and dedication, and *Ron strongly believes, "Talk is Cheap but Action Speaks"* and **"Professional and Quality Service is not Expensive, It's Priceless, and Ron's customers and clients deserve nothing less!"**

Sincerely,



**Ron Hidalgo, REALTOR®/Broker Since 1984**

associated with



4144 Carmichael Road Montgomery, AL. 39106

[Ron@RonSellsAlabama.Com](mailto:Ron@RonSellsAlabama.Com) \* [www.RonSellsAlabama.Com](http://www.RonSellsAlabama.Com)

Member of the

Specialists **CRS®**, – Real Estate Buyers Agent Council, and the **RECS/Real Estate CyberSpace**.



Ron believes, *“Professional and Quality Service is not Expensive, It’s priceless, and Ron’s clients deserve nothing less!”* Ron and **EDDINS PROPERTIES** earn your business and work hard to obtain your trust and commit to your success!

Please do not forget, **when needing real estate or mortgage information or representation** → **Call Ron, Mobile 334.546-1410 or Office 334.279-7900 we appreciate your call.**

**When the blow Real Estate sign has been placed in the front yard of a “Ron and EDDINS PROPERTIES listing”** the home has been intensively looked over and with the Sellers efforts, the home has been readied for the current market.



At **EDDINS PROPERTIES**, we hold strict compliance with the;

**Fair Housing for all, "It's Your Right,"**

the Fair Housing Amendments Act of 1968, against any person because of race, familial status, or national origin in and advertising of housing, or in the brokerage services; and the practice of "block busting" is also illegal.



What about, **WOMEN’S EQUAL RIGHTS TO HOUSING, LAND AND PROPERTY IN INTERNATIONAL LAW?** Women’s **equal** rights to adequate **housing**, land and property are well elaborated under international human rights law but are often elusive in practice. The role of law in bringing about social reform or women’s empowerment also varies from country to country.

The Federal Fair Housing Act of 1968, 1988, prohibit discrimination color, religion, sex, handicap, the sale, rental, leasing, financing prevention of real estate generally known as "block busting" is also illegal.

What about, **WOMEN’S EQUAL RIGHTS TO HOUSING, LAND AND PROPERTY IN INTERNATIONAL LAW?** Women’s **equal** rights to adequate **housing**, land and property are well elaborated under international human rights law but are often elusive in practice. The role of law in bringing about social reform or women’s empowerment also varies from country to country.

**Why Women's Rights---** Adopting a pro-poor developmental or gender neutral human rights approach fails to appreciate the particular needs and concerns of women. Though statistics are generally not complete, it is well recognized that women's access to land, property and **housing** is grossly disproportionate to that enjoyed by men. In many countries, women are systematically denied ownership of property and inheritance rights as well as adequate **housing**, and are particularly vulnerable to forced evictions.

Women's rights to property face particular challenges ranging from the impact of customary laws, traditional practices and religious dogma to HIV/AIDS!

Their situation is exacerbated in situations such as conflict or displacement and they often face further discrimination owing to their age, ethnicity, race, religion and sexuality, contemporary trends such as globalization, changing employment and international trade patterns, and the food crisis in parts of Southern and Eastern Africa have further debilitated women. In fact, the benefits of land reform have largely bypassed women . . . A systematic study of women's rights also takes into consideration gender dynamics. There is considerable plurality and diversity in the contexts, experiences, needs, priorities and voices among women and **equal** access to land is not merely a gender issue but one of class, race, age and a variety of other factors. Women are not a homogenous group and particular issues such as HIV/AIDS, domestic violence, displacement, conflict, globalization and structural adjustment policies could further mitigate against them. Women's rights to adequate **housing**, land and property are also to be seen holistically in the endeavor to promote sustainable and equitable urbanization. These rights cannot be viewed in isolation from issues such as public safety, gendered violence, and political participation, **equal** access to healthcare, education, natural resources, livelihood options, credit, technology and decent work.

**Rights to land, property** and **housing** are to be read alongside other rights- since human rights are universal, indivisible and inter-related. The term gender 'equality' or women's **equal** rights recognizes that all human beings, both men and women, are able to make choices without the limitations set by stereotypes, rigid gender roles and prejudices!

**The divergent needs and expectations of women and men** need to be considered and met equally. The concept of gender equality has faced some resistance from States who oppose sameness between men and women as a threat to "Traditional or religious social and family structures" . . . **For more on and about "Women's Rights" for home ownership contact your local Equal Housing Authority or contact Ron at EDDINS PROPERTIES for additional information.**

Call or email **Ron** at **EDDINS PROPERTIES: 334.546-1410** or **[Ron@RonSellsAlabama.Com](mailto:Ron@RonSellsAlabama.Com)**, and we will assist you and/or direct you to the proper authorities if need be.