

# PROTECT YOURSELF AND YOUR CLIENTS

A SIMPLE GUIDE TO RENOVATION ISSUES





## WHAT'S IN YOUR CLIENTS' BEST INTEREST?

---

### **Did you know you can expose yourself to liability\* if you act as a general contractor for your clients?**

We know you have your clients' best interests at heart, but acting as a general contractor may put them at risk, even when it comes to seemingly small things. And you may unknowingly take on liability when you manage, source, or direct tradespeople.

As a general contractor, NurtureSource offers a transferrable warranty to the buyer for one year after project completion, which further reduces liability to sellers and provides peace of mind.

Here's our guide of recommendations that can help you protect yourself and your client and will keep your project running smoothly!

\*For more information, check with your broker or sales manager.





## THINGS TO CONSIDER: HIRING THE RIGHT TEAM

- ⊗ Something to avoid is contacting, scheduling, or paying any vendors working on the property or performing quality control.
- ✔ We recommend working closely with a licensed general contractor to complete renovations and reduce risk to your client.
- ⊗ Steer clear of hiring tradespeople directly or telling your client who they should hire. This may protect you against potential liability and legal risks.
- ✔ We recommend giving your client a list of licensed and insured vendors and tradespeople to choose from.

As an agent, you are your clients' trusted advocate. However, to keep from taking on a different role than you intended, you can follow these guidelines – which can help you, your brokerage, and your client stay safeguarded against liability and legal risk.





## THINGS TO CONSIDER: DESIGN DIRECTION

- ⊗ Many approach design with a one-size-fits-all mentality. Coming into a project with this mindset may hinder the property's potential value.
- ✔ We recommend having a design vision in place that highlights the strengths of the home. Each property is unique and approached accordingly.
- ⊗ Don't underestimate the importance of good design and its impact on home value.
- ✔ We recommend partnering with highly qualified professional designers who have the experience to enhance the value of your property.

Design can make or break the success of your project. Work with professionals who can identify and highlight the unique features of each home, in order for your client to receive the best return on their investment.





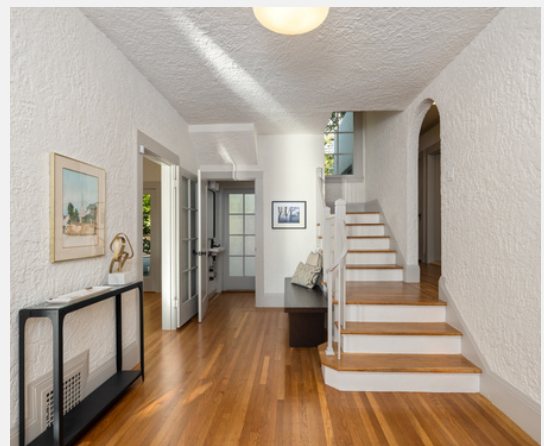
## FINAL THOUGHTS

---

### ONE LAST THING

There are so many details to manage and hard work to be done when it comes to your listings. That's why it's best to have a trustworthy team to handle the renovations and staging of your properties. NurtureSource project managers allow you to focus on the work you do best, which is the key to expanding your client base and growing your business.

You deserve to remain in your genius zone! If you're interested in learning more about NurtureSource's services and how we can help, we'd love to connect with you.





## SUMMARY

---

### ABOUT NURTURESOURCE

With two decades of experience, our team creates beautiful design that adds value. We specialize in transformation and enhancement services of soon-to-be sold homes with the buyer in mind. We know how to drive value with design and do it in a way that's high-quality, efficient, and safe. At NurtureSource, we stand by our services and warrant our work – transferrable to buyers – for one year from the work completion date.

If you'd like to work with us, we are more than happy to review your next listing, where we can illustrate and explain our approach and how it benefits your client.

### CONTACT US

**hello@nsd-inc.com**

**510.868.1021**

**License Number: 1060740**

