

Appraisal Services

Types of Appraisals:

- Estate/Probate
- Insurance
- Charitable Donation
- Divorce
- Appraisal reviews
- Family Distribution

Did You Know?

The same item may have many different appraised values depending on how you intend to use the appraisal? For instance, a value for insurance may be different than a value for estate tax or consumer resale.

Choosing A Qualified Appraiser. A qualified appraiser should have formal education in appraisal theory, procedures and principles, ethics and law. The appraiser should be up to date on the latest appraisal standards. Also continuing education and testing are the only ways to ensure this competence. Just because someone has been a collector or in the business for many years does not necessarily make them a qualified appraiser.

Following is a list of what a good appraisal report should include:

- A cover document, complete & accurate description of item
- A statement regarding the appraiser's financial position on appraised item
- The appraiser's qualification
- Date of inspection
- An effective date of value



Owners: Janet and Douglas Wescott

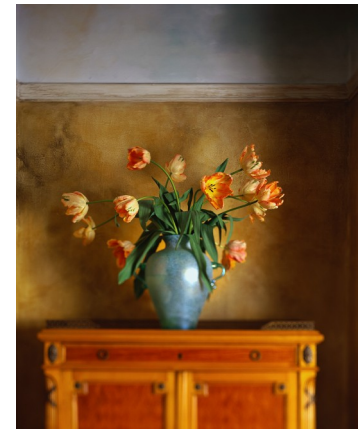


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***Professional
&
Creative
Home Liquidation
Solutions***



"Known for Honesty & Integrity"

586-344-2048

Time For An Estate Sale?



The whole idea can be rather overwhelming. That's where we can help. We understand what you are going through and will do our very best to make the sale process from start to finish as easy as possible for you.

1st Step....Initial Consultation

We look through the home, determine needs and timeline, decide on sale date, discuss what your needs are after the sale, we do offer "clean out" services.

2nd Step....Sorting and Set Up Process

This includes making the determination as to what is to be thrown out and what is to be sold. The set up is very neat and orderly, displaying items so customers will want to buy, buy, buy! We research items to ensure they are priced just right.

3rd Step....The sale

We make the atmosphere a comfortable shopping experience with sufficient staff to cover the sale.

4th Step....After the sale

Within a week after the sale we will meet with you and give you a summary sheet of the sale and a payout check.

It's That Easy!

PREPARATIONS FOR YOUR SALE

Most Importantly!

Don't throw ANYTHING away!

- Go through the house and decide what items you or other family members would like to keep. If there are issues amongst family members we can talk about a "Pre-Sale" for family members only.
- Don't get a dumpster and start pitching items! Much too often people throw away items that are worth money and they didn't even realize it. You'd be amazed at what is worth money.

The best thing to do is leave the house as it is.



- We're more than happy to come by and look at the estate before you start going through the home. We can give you pointers on how to go about sorting through the home. By doing this we can save you time and more importantly...Money!

- Do research on estate sale companies by comparison shopping. We suggest coming to the first day and last day of one of our sales and do the same with another company's sale. Although our prices are overall lower, we end up selling more of your items. As a result we end up making more money for you and clearing the house out. We always say it doesn't do the client any good to have a house full of stuff at the end of the sale. It's important you are comfortable with the company you are entrusting with your loved ones possessions.
- If the house is going to be for sale, we suggest listing it on the market a couple days before the sale. The sale will generate anywhere from 200-400 people a day.

WHY HIRE US?

#1 reason....there is no worry, once you hire us, there is nothing for you to do!

We handle....

- Set up of the entire sale and staffing
- We accept credit/debit cards!
- All advertising, we advertise on a variety of well viewed venues. We also run commercials at our estate sales advertising your sale.



- Researching value of items to ensure the best price for your items
- We are bonded & insured
- We are a Christian based company!

- A company sale will bring in more customers

- You get peace of mind knowing your sale is run by honest professionals

- No conflict of interest, we do not have a store, are not dealers and we do not do antique shows.

- We offer creative solutions to liquidating residential contents. Not enough items, no problem, we can combine sales to make a large sale. Our theory, the more there is the longer people shop, the longer they shop the more they buy.

- We welcome family members into the home during the set up and the sale. We feel it's not right to insist that no family members enter the house after the contract has been signed. Although being at the sale can be emotional and does have an effect on the customer's buying.

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