

YOUR TRUSTED BUYER'S AGENT

# SECURING YOUR DREAM HOME

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LONG & FOSTER

IT'S THE **ONE.**

PRESENTED BY

**MARIA  
HARDY-COOPER**



# THE IMPORTANCE OF HIRING A **BUYER'S AGENT**

## PROTECT YOUR INVESTMENT

### **BUYING A HOME IS EASY WITH A LICENSED REAL ESTATE PROFESSIONAL TO GUIDE YOU**

In these challenging times, while making one of your most important financial decisions, it's more important than ever to align yourself with a trusted real estate agent who can provide the necessary experience and resources needed when purchasing a home.

### **EXPERTISE AND MARKET KNOWLEDGE:**

I'll analyze market trends, evaluate property values, and critically assess the flaws and features of each property enabling you to identify suitable listings based on your preferences and budget. I'll provide access to off-market properties through relationships with listing agents and community connections, ensuring you receive information about current and future listings before they even hit the market.

### **GUIDANCE AND SUPPORT:**

I'll help you make informed decisions by providing insights into neighborhoods, schools, and local amenities. I will listen to all of your goals and needs and guide you to the finish line.

### **ADVOCACY AND NEGOTIATION:**

I'll strategize with you to craft the strongest possible offer and negotiate on your behalf to secure the best deal, whether that involves the purchase price, contract terms, or contingencies. I'll protect your interests and maximize your investment.

### **STREAMLINING THE PROCESS:**

I'll handle all the necessary paperwork, schedule inspections, and coordinate with all of the professionals involved in the transaction, ensuring a smooth and efficient process from start to completion.

### **OVERALL VALUE:**

Through expertise, advocacy, and dedication I will help you achieve your real estate goals and provide a rewarding home buying experience. I'm here to guide you every step of the way.

MEET  
**MARIA HARDY-COOPER**



C 202-302-2225  
O 202-966-1400

maria.hardycooper@longandfoster.com  
www.longandfoster.com/MariaHardyCooper

Maria's association as a marketing, management and sales associate with a successful DC developer and condominium conversion expert since 1994 served her well as she transitioned to real estate sales in 2001.

Licensed in Maryland and the District of Columbia and specializing in areas of DC such as Brightwood/Takoma, Brookland, Adams Morgan, Columbia Heights, Eckington, Petworth, Shaw; and Maryland's Montgomery and Prince Georges Counties, Maria is known for her knowledge about the community as well as the product she sells. Originally from Jamaica,

Maria brings an easy style and grace to our industry. She is an excellent negotiator and will persevere in a transaction when others might be ready to throw in the towel. She is a credit to our office and is well loved by her clients.

BUYER  
**TESTIMONIALS**

"Maria has been our trusted agent for over 15 years. When considering our recent purchase, Maria was our first and only thought about who should represent us. Throughout the entire process, Maria was thorough with every detail and maintained a positive approach. It always showed that she had our back, and we appreciate her counsel."

– Ellicott St NW"

"You cannot find a more knowledgeable, professional and personable agent than Maria. Her passion and expertise are an unbeatable combination. She was my only choice when I decided to sell my house; and by the way she was the agent who sold it to me 12 yrs prior. We have stayed in contact, and she has always been super responsive, even when I just had a question. Her advice and efforts were directly responsible for my home receiving an offer above my asking price by the third day it was on the market."

– Seller of 26th St NE"

# LONG & FOSTER'S **ALL-INCLUSIVE** REAL ESTATE EXPERIENCE



If there's one thing I've learned about buying and selling homes, it's that the process can be just that — a process. Once you find your dream home, come the many — the many steps, the many calls, the many signatures.

Imagine if the many felt more like just one. One team in lockstep with your every move, and one real estate company that can do it all. That's the All-Inclusive Real Estate Experience. It's the easiest, most streamlined approach to buying and selling real estate.

Enjoy a sense of confidence knowing your Long & Foster team can handle it all. Along with my partners in Mortgage, Home Inspection, Title, Insurance, Moving and Property Management, we will provide all the services needed to achieve your goals and dreams.\*

## **MORTGAGE**

Our mortgage affiliate, Prosperity Home Mortgage, will get you approved for a mortgage before shopping for a home. This will make your offer stand out and give you an edge in a highly competitive market. If you are already pre-approved, no problem, we can take a "second look" and try to get you even better terms.

## **INSURANCE**

We help you secure the proper coverage at a competitive price to protect your largest investment — your home. Our insurance agents work closely with you to understand your risk exposures, educate you on your options, protect you from the unexpected, and develop insurance strategies to offer ongoing service to address your ever-changing insurance needs.

## **HOME INSPECTION**

We help you make good decisions when you're buying a home and learn how to be a better homeowner after you move-in. We streamline your inspection journey, provide thorough and accurate results, and get you to closing peacefully. Schedule a confirmed inspection online 24/7.

## **MOVING**

We ensure a smooth, stress-free move so you can start enjoying your new home as soon as you move in. Whether you're headed down the street or across the country, our moving specialists will make sure you don't have to lift a finger.

## **TITLE**

We carefully examine your new home's title, get your legal documents in order, and safeguard your investment. With a team of specialists who expect the unexpected, you can anticipate an on-time, worry-free closing.

## **PROPERTY MANAGEMENT**

We are the next generation of property management. With our streamlined processes, best-in-class service, and transparent financial updates, we help investors achieve financial success through real estate.

\*Availability of services may vary by location.

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