NEST
REALTY ADVISORS

What your broker does for you

Included with your license at Nest

Everything below comes with your affiliation — before a single add-on from the menu

610-345-NEST (6378)

Most brokerages hand you a logo file and wish you luck. Nest was built so that the office, the brand, the lead flow, the paperwork and the paycheck are all handled — and all pointed at your success. All of it comes with the $100 desk fee.

An office that is yours, any time

- **2610 Walbert Avenue, Allentown.** Work from it whenever you wish.
- **Executive boardroom** with a 65-inch display for client presentations, and private rooms for consultations no one walks in on.
- **Three equipped standing desks** with modern computers on high-speed internet; separate Advisor and Guest Wi-Fi.
- **Full kitchenette, private restrooms,** snacks and beverages for your clients, and a bean-to-cup espresso machine.
- **Windows Pro and the full Microsoft Office suite** on those three computers; color printing, scanning and transaction copying included.

Your brand, launched on day one

- **Your @nestrealtyadvisors.net email** and your own profile page: photo, story, service areas and specialties.
- **Direct appointment booking** from the website — consumers pick you by name, not a rotation.
- **Three complimentary name riders,** your first 100 professionally printed business cards, and custom signs produced for you.
- **A Canva membership, a content manager with Photoshop and InDesign, and a professional videographer** on call for your listings and your brand.

Lead flow by the territory you claim

- **Choose your service area, specialty and spoken language** when you join; they are published on your page, and a matching office inquiry is texted and emailed to you first.
- **Fifteen minutes to claim it,** then it advances to the next advisor in line. Two advisors on the same ground: whoever claimed it first is first, seniority second; everything else rotates. Automated and logged, so it is fair by construction.
- **No lead fee and no extra split** on Company leads, ever.
- **Nest Probate Desk** — custom-built estate-lead monitoring that researches, drafts and queues your outreach letters.
- **Reverse-prospecting engines** that surface qualified buyers for your listings — we hand you the list, or teach you to pull it.

The Advisor Console, built in-house

- **Built-in e-signature with no per-envelope fee,** and a file checklist that tells you exactly what is missing.
- **Compliance verified** at every stage; your license standing is checked for you.
- **One-button broker file review** before settlement — signatures, state requirements, transaction summary.
- **Clear monthly invoicing,** per unit, for anything you add on; pay now or at settlement.

Your broker, and two veteran mentors

- **Direct access to the Broker of Record** on his direct line, for advice on the deal in front of you — a text, not a ticket, and a prompt reply.
- **Senior advisors with more than thirty years each,** one in commercial and one in residential, in the building.
- **Complimentary hands-on training:** go sit with a senior advisor and do real estate — the stream through the yard in Tobyhanna, the mortgage file under examination — not a two-hour seminar telling thirty-year veterans what a mortgage is.

Community marketing that points at you

- **Monthly card** to the quarter-mile core around the office; **quarterly card** to the full one-mile circle in 18104 and neighboring ZIPs.
- **Just Listed and Just Sold cards** for every listing you take, with your face and your direct booking link.
- **Billboards and television spots** are in development — brand awareness that lands on your profile page.

48 hrs

BUSINESS HOURS, TO YOUR PAYCHECK

Paid fast. Once settlement funds clear and your file is complete, your commission is disbursed within 48 business hours — the printed policy, not an aspiration. **Nest also co-invests in your marketing:** every service on the à la carte menu is priced below the open market because the brokerage absorbs part of the cost. The firm's commitments to you are written into your Independent Contractor Agreement and the Policies and Procedures Manual.