EXPERIENCED , TRANSPARENT & RELIABLE
514-926-7353

Jean François Girard

ROYAL LEPAGE

Your Trusted Professional Real Estate Broker Since 2008

ALWAYS FREE FOR BUYERS

With the 2022 changes to the Real Estate Brokerage Act, everything is clear: the seller's real estate broker represents only the interests of their seller; therefore, the buyer has every advantage in protecting their own interests through the services of a separate real estate broker. After all, would you defend yourself in court using the same lawyer as the party suing you?

Good news! The buyer's real estate broker fees are FREE via the Centris network - allowing you to benefit from professional expertise, guidance, protections, and much more!

EXPERIENCED , TRANSPARENT & RELIABLE

NEVER PAY TOO MUCH

Emotion is a buyer's worst enemy. Not only does my field experience ensure I know the various real estate markets well, but before you commit to purchasing a property, I conduct a comparative analysis to ensure the asking price for your "dream home" is realistic. My goal : That you make a profitable investment at its fair market value.

CoreLogic®

JLR 30 ANS DE SOLUTIONS FONCIÈRES

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YOU ARE PROTECTED

Buying with a real estater broker means total peace of mind. Real estate brokerage is regulated by the OACIQ, and you benefit from protection mechanisms such as the FICI and FARCIQ - protections that do not exist during a direct transaction between private individuals.

OACIQ

L'OACIQ EST L'AUTORITÉ EN MATIÈRE DE COURTAGE IMMOBILIER AU QUÉBEC

FICI

Fonds d'indemnisation du courtage immobilier du Québec

FARCIQ

Fonds d'assurance responsabilité professionnelle du courtage immobilier du Québec

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MORE THAN JUST A REGULAR PROTECTION!

An EXCLUSIVE insurance and peace-of-mind program offered free of charge by your participating Royal LePage broker, covering several key aspects

PROTECTION ROYALE 10 ANS

- ✓ Hidden defects
- ✓ Delays and withdrawals
- ✓ Special assessments for condos
- ✓ Free legal assistance

A coverage up to $5,000 for buyers!

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A KEEN EYE DURING VISITS

While you admire the kitchen or check if your sofa fits in the living room, I observe the entire building, its strengths, its challenges, and identify any "red flags". Note: I am not a building inspector, although I completed training in ancient architectures renovation with Héritage Montréal in 2013. I will not hesitate to advise against a problematic property because, ultimately, your interests are what matter!

HÉRITAGE
MONTRÉAL

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NEGOTIATION - CONTEXT & LEGAL ASPECTS

Negotiating with the seller and their broker is an art: 18 years of success to help you get the best price and conditions. In a multiple-offer context, the highest offer isn't always the one chosen - I know how to structure a Promise to Purchase so it is as attractive as possible to the seller. Finally, a Promise to Purchase is a binding legal contract; a poorly drafted clause can have significant consequences. I ensure every document is compliant, precise, and protects your interests from A to Z.

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UNCOMPROMISING QUALITY OF SERVICE

*I serve others as I like to be served. This is why I am approved by the **CANADIAN ARMED FORCES**, the **RCMP**, and the Government of Canada (TBCS) to relocate their employees. I must maintain a very high level of service quality and professionalism to keep these accreditations - a strong symbol of my commitment to all my clients.*

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COMMUNITY INVOLVEMENT

I am committed to supporting communities in need - Royal LePage is the only real estate company in Canada to have its own charitable foundation for this purpose.

The Royal LePage Shelter Foundation is Canada's **largest public foundation** dedicated exclusively to funding LOCAL women's shelters and supporting violence prevention programs. Therefore, not only do I personally make a financial donation with every transaction, but I am also a volunteer at various fundraising events and activities for the *Maison Regard en Elle* in Repentigny.

Regard en Elle

Le pouvoir d'agir, un don à la fois!

RECOGNITION ACROSS QUEBEC AND CANADA

« I support each and every one of my clients as if they were members of my own family. Over the years, I have earned several sales performance awards by putting my clients' interests FIRST, and I am very proud of that: a hundred times over, thank you for your trust! »

EXPERIENCED , TRANSPARENT & RELIABLE

A COMMITTED PARTNER FOR YOUR REAL ESTATE GOALS

I conduct thorough research on every targeted property beforehand - if something isn't right, you'll know, saving you from unnecessary visits...

I have an extensive network of professional contacts available as needed, including inspectors, experts, lenders, and more.

I manage all viewing schedules and travel logistics.

No surprises: you will always get the straight facts.

Full support all the way to the notary – I will be by your side at every single step, without exception.