



## January 2026 Newsletter

January 15, 2026

I've enclosed the best-performing videos and lead-generation emails we sent out for our clients in December.

Here are your suggested topics for February 2026.

Suggested topics only. Custom topics are available.

### **Real Estate Agent**

Video #1: What steps should I take to prepare my home for sale?

Video #2: What should I disclose to potential buyers?

Lead Campaign: Free Home Selling Workshop

### **Real Estate Recruiting**

Video #1: How do I call an online buyer lead for an appointment?

Video #2: How do I hold a successful open house?

Lead Campaign: Attend Our Next Team Meeting

### **Mortgage Broker**

Video #1: What are the best downpayment assistance options?

Video #2: What are the different types of mortgages available?

Lead Campaign: Download My Home Buying Guide

### **Property Manager**

Video #1: What should you look for in a tenant background check?

Video #2: How do you stay lead-based paint compliant to prevent litigation?

Lead Campaign: Find out what your rental home is worth

Call my cell 402.515.5438 or email me [frank@getvyral.com](mailto:frank@getvyral.com) with questions.

- Frank

## Featured Work

# Featured Work: Derek & Mariana Wagner

The image is a collage of marketing materials for the real estate team of Derek & Mariana Wagner. It includes:

- A screenshot of their website homepage titled "Home Selling Strategy Call" with a "BOOK A CALL" button.
- A blog post titled "Should I Sell My Home During the Holidays?" featuring a photo of the couple and a "FOR SALE" sign.
- A YouTube thumbnail for a video titled "HOLIDAY MARKET SECRETS" showing the couple speaking.
- Two other YouTube thumbnails: "Free Home Valuation" and "Should I Sell My Home During the Holidays?"
- A blog post titled "How Local Investors Shape Colorado Home Sales in 2025" featuring a photo of the couple.
- A blog post titled "Should You Accept Crypto or Tokenized Estate Offers?" featuring a photo of the couple.
- A blog post titled "Why Colorado Homebuyers Are Winning in 2025 & 2026" featuring a photo of the couple.

<https://agentsforlife.com/>

Derek and Mariana Wagner run a real estate team in Colorado Springs and recently returned to us as clients after a period of transition in their business. As part of that transition, they joined PLACE and were focused on rebuilding their team and reconnecting with the people who already knew and trusted them.

Their goal was to create marketing that felt relevant, authentic, and personal to their database. Video became a natural way to show up consistently and provide real value. Each month, we help them create meaningful content and execute their 36-touch marketing plan so they stay connected with their past clients, sphere of influence, and active nurtures while focusing on serving clients and growing their business.



## A Special Thanksgiving Message to All of You



As Thanksgiving approaches, we'd like to take a moment to express our gratitude to all of you. We have met some truly wonderful people, and **we're proud to have helped so many reach their real estate goals over the years, whether you bought or sold a home with us.** This season is a reminder of our humble beginnings and how important you are in our journey. Here's a short but heartfelt Thanksgiving message from us.

[Watch the Video](#)



## Should I Sell My Home During the Holidays?



Should you sell your home during the holidays or wait for spring? While many sellers take their listings off the market, serious buyers are still out there - and often more motivated than ever. **In this video, I'll break down why lower competition, warm seasonal appeal, and year-end urgency can actually help your home stand out.** You'll also learn when waiting might make more sense for your situation. Still unsure when to make your move? Check out my video.

[Watch My Video](#)

### Knowledge Is Power



Schedule a 1-on-1 strategy call to discuss what matters most to you.

[Book a Call](#)

### What Is Your Home Really Worth?



Trusting Zillow? Discover your home's true value by requesting an estimate from one of the nation's most experienced agents.

[Request Your Value](#)

Call or text me at [973-224-4605](#) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)

### Free Home Strategy Call



Start with a casual chat to craft a plan as unique as your home's story.

[Book a Call](#)

### Discover Your Home's Value



Get a personalized home valuation directly from an experienced real estate agent.

[Get Estimate](#)

Call or text me at [860-798-4797](#) or reply to this email to get expert answers to questions you may have.

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## Should You Stage Your Home Before Selling?



Should you stage your home before selling? The truth is, it depends. You first need to assess your home, market, and goals. **In this video, we'll break down when staging makes the biggest impact, how to do it cost-effectively, and when it may not be needed at all.** Whether you're working with a vacant home, an unusual layout, or just want to stand out online, these smart tips can help you attract more buyers and sell with confidence. Check out our video to learn more.

[Watch the Video](#)

## How Solar Panels Affect Your Home's Value and Curb Appeal



Thinking about putting solar panels on your home? Many homeowners love the idea of lower electricity bills but hesitate due to concerns about curb appeal, roof placement, or uncertainty about long-term savings. That is why I filmed this video right from my own house as the installation was happening. **You'll see what the process looks like, how we decided where to place the panels, and what to expect with future energy savings.** If solar is on your mind this year, this guide will help you make an informed choice. Get the full details in the link below!

[Watch My Video](#)

### Guaranteed Sold in 19 Days



Get the best selling options for your home. Sold fast, guaranteed.

[Sell Your Home Now](#)

### Free Home Valuation



Get a personalized home valuation from an experienced real estate agent.

[Get Estimate](#)

### Looking for a Home In Northern Westchester?



Search the entire MLS for your ideal home in Northern Westchester.

[Search the MLS](#)

### What's Your Northern Westchester Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Free Home Value Report](#)

Call or text me at [616-741-3582](tel:616-741-3582) or reply to this email to get expert answers to questions you may have.

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Call or text me at [\(914\) 548-6179](tel:914-548-6179) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## Here's Why Real Estate Deals Are Falling Through at Record Numbers



Wondering why more home deals are falling through? Contract cancellations are at a record high in late 2025. But it's not a crash; it's a reset. **Today, I'll explain the four real reasons deals are stalling, and what you can do to protect yours, whether you're buying or selling.** Right now, buyers and sellers are misaligned, small hiccups are becoming deal-breakers, and every market is moving differently. If planning to buy or sell soon, check this out.

[Watch the Video](#)

### Free Strategy Call



Start with a personal consultation to craft a plan as unique as your story.

[Book a Call](#)

### Discover Your Home's Value



Get a personalized home valuation directly from Julie G.

[Request Estimate](#)

**Call or text me at [512-568-1222](#) or reply to this email to get expert answers to questions you may have.**

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## How Do Assumable Mortgages Really Work for Today's Buyers?



Assumable mortgages are getting more attention as buyers look for ways to secure lower payments. In this video, I'll break down how **assumable loans work, which loans qualify, and what buyers must prepare for.** If you're exploring assumable mortgages or wondering if this strategy fits your budget, check out my latest video to understand the whole process and your next steps.

[Watch the Video](#)

### Schedule a Strategy Call



Start with a casual chat to craft a plan as unique as your home's story.

[Book a Call](#)

### Free Home Value Estimate



Don't trust a Zestimate. Get a personalized home valuation directly from an experienced real estate agent.

[Get Estimate](#)

**Call or text me at [512-771-7985](#) or reply to this email to get expert answers to questions you may have.**

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GREG SISSON

GREG SISSON

## How to Get Your Myrtle Beach Home Ready for a Successful Spring Sale



Are you ready to sell your Myrtle Beach home this spring? I know it can be challenging to navigate the market and make the right decisions for your sale. That's why today, I'll share the **three things you need to know to get your home ready for buyers**. We'll

cover the essential insights that can make a real difference for your spring sale, including what to focus on, how to approach the market, and the key factors that can help your home stand out. Watch now to learn how to position your home for the best results this season.

[Watch My Video](#)

### Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Start Your Home Search Today!](#)

### Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [\(843\) 251-2693](tel:8432512693) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



CROFT REAL ESTATE GROUP

## Should You Sell Your DFW Home in January or Wait for Spring?



Should you list your home in January or wait for spring? Most DFW homeowners assume spring is the best time to move, but that timing can actually create more competition and less control. January listings often benefit from motivated buyers, rising search activity, and fewer homes on the market. Today, I'll explain **why momentum starts earlier than most people think and how selling ahead of the spring surge can work in your favor**. Click below to see if January or spring makes the most sense for your home.

[Watch the Video](#)

### Free Strategy Call



Schedule a free 1-on-1 session to craft a unique marketing plan.

[Book Now](#)

### Free Home Value Estimate



Know what your DFW home is worth for a traditional listing or cash offer.

[Request My Value](#)

Call or text me at [214-213-7200](tel:2142137200) or reply to this email to get an expert answer to questions you may have.

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ask Sarita | POWERED BY PLACE | kw SUNSET CORRIDOR KELLERWILLIAMS.

## Warm Holiday Wishes From Our Real Estate Family



This holiday season, I find myself looking back at the conversations, the challenges, and the wins we shared throughout the year. So many of us are moving fast right now, and it's easy to forget how much those connections actually mean. **That's why I filmed a short holiday message to say something I mean deeply: thank you.** To everyone who's trusted me, worked with me, or simply been part of this journey, you've made this year meaningful. If you have a moment, please check out my heartfelt message.

[Watch My Video](#)

### Search All Homes



Search with confidence knowing your local agent has the latest listings.

[Home Search](#)

### Home Value Report



Get a home value estimate to see how much you could sell for in your area.

[Home Value](#)



## How To Downsize or Relocate Without Stress



Are you putting off a move because it feels overwhelming? Don't stay stuck in homes that no longer fit your life, just because relocating or downsizing seems overwhelming.

Today, I'll walk you through the three strategy shifts that make downsizing or relocating feel intentional, not chaotic. You'll see how knowing your "why" before "where" prevents costly missteps and emotional fatigue. If moving is in your plans this year, check out my video.

[Watch My Video](#)

### Looking to Buy a Home?



Start your home search with expert guidance and access to the latest listings tailored to your needs.

[Search All Homes](#)

### Looking to Sell Your Home?



Get a detailed home valuation report to understand your property's current market value and make informed decisions.

[Home Value Estimate](#)

**Call us at [615-315-9223](#) or reply to this email to get an expert answer to any questions you may have**

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## Agents: Finish 2025 Strong & Thrive in 2026 With These Simple Habits



Closing 2025 strong sets the tone for a winning 2026. Many agents slow down in the last months of the year, missing opportunities that can make a huge difference in the new year. That's why today, I'm sharing the key habits and strategies I focus on during separation season to keep momentum high. These approaches highlight ways to stay proactive and maintain progress as the year wraps up, setting the stage for a strong 2026. Watch my full video in the link below.

[Watch My Video](#)

## TROY DOTY

PRINCIPAL BROKER/OWNER

### Holiday Homebuying: The Secret to Beating the Spring Rush



Want to avoid the spring homebuying rush? If you've been wondering whether the holidays are a good time to buy a home, the truth might surprise you. This season brings less competition, more motivated sellers, and a calmer market where buyers can negotiate better pricing and stronger terms. Homes also feel their most inviting, which helps you picture your life inside them. In this video, I'll show you why staying active during the holidays can give you a real advantage. Get the full details in the link below!

[Watch the Video](#)

#### Join Our Team



Join our team to sell more homes in less time.

[Apply Now](#)

#### Free Strategy Call



Book a call with us to get personalized advice tailored to your needs.

[Book a Call](#)

#### Free Strategy Call



Start with a casual chat to craft a plan as unique as your story.

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#### Free Home Valuation



Get a personalized home valuation from an experienced real estate agent.

[Get Estimate](#)

Call or text me at [\(518\) 376-1073](tel:(518)376-1073) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).

Call or text me at [503-997-4169](tel:503-997-4169) or reply to this email to get expert answers to questions you may have.

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## How To Navigate Probate and Sell an Estate Home in Augusta



Handling an inherited home? Selling probate during a major life transition can feel heavy. Many families are unsure where to start, who to call, or how to prepare the property the right way. That's why I made this video to explain **why expert guidance from the right real estate professional makes all the difference**. You'll learn how a reliable agent can help you time an estate sale, what repairs matter most, and how to keep every heir informed and aligned. Check out this video to understand the process and move forward with clarity.

[Watch the Video](#)



## The Smart Way for Agents To Rest and Reset Before Q1 2026



Agents work hard all year, so December brings a real question: Can you rest without losing the momentum you've built? Many agents burn out or unplug too late, which affects their start to Q1. **This video breaks down a simple plan to rest well, communicate clearly with clients, and stay connected to the people who matter most for early January production.** You'll learn how to protect key relationships, plan your first two weeks of the year, and take intentional days fully off.

[Watch the Video](#)

### Free Strategy Call



Start with a casual chat to craft a plan as unique as your home's story.

[Request a Call](#)

### Free Home Valuation



Get a personalized home valuation from an experienced real estate agent.

[Get Estimate](#)

Call or text me at [\(706\) 481-3800](#) or reply to this email to get expert answers to questions you may have.

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### Join Our Team



Join a team that empowers you to achieve the income you deserve.

[Apply Now](#)

### Free Business Strategy Call



Book a powerful strategy call to align your goals with real strategy and momentum.

[Book a Call](#)

Call or text me at [317-732-1045](#) or reply to this email to get expert answers to questions you may have.

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## Moving to California? Prepare for a Stress-Free Move With These Tips



Are you thinking about moving soon or even a few years from now? If you're selling and buying in California, the biggest (and most expensive) mistake you'll ever make is waiting to prepare. Most people wait too long to plan, and that's where stress and surprises show up. Today, I'll break down **why early preparation makes every part of the buying and selling process smoother**. You'll see how timing affects your options, your budget, and the homes available to you. Check my latest video in the link below!

[Watch My Video](#)

### How Much is Your Home Worth?



Get a home value estimate to see how much you could sell for and how fast based on key trends happening in your area.

[Home Valuation](#)

### How Much House Can I Afford?



Our affordability calculator will help you estimate how much you can pay on a new home, your down payment, and your closing costs.

[Affordability Calculator](#)

**Call or text me at [\(559\)-396-0000](#) or reply to this email to get an expert answer to any questions you may have.**

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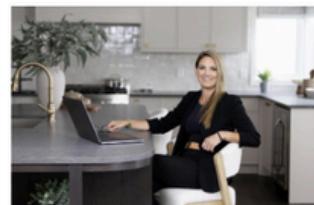
## Is Calgary's Real Estate Boom Slowing Down? Here's the Truth



The real estate market in Calgary has been on fire for the last five years, but this time, home sales are dipping... For the first time in years, prices in many areas are starting to flatten or even dip. Prices are flattening, inventory is rising, and homes are taking longer to sell. Today, I'll break down the key trends shaping Calgary right now and show you how to adjust your plans so you don't get caught on the wrong side of the shift. You'll see why buyers finally have room to negotiate and why sellers need stronger pricing and presentation to stay competitive. Get all the insights in my latest video.

[Watch the Video](#)

### Free Strategy Call



Start with a casual chat to create a gameplan for your next move

[Book a Call](#)

### Free Home Valuation



Get a personalized home valuation directly from an experienced professional

[Get Estimate](#)

**Call or text me at [587-200-2728](#) or reply to this email to get expert answers to questions you may have.**

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## Home Didn't Sell in 2025? Here's Your 2026 Relaunch Plan



Home didn't sell in 2025? If your listing expired or the offers fell short, and you're thinking about relaunching in 2026, sticking to your old strategy won't give you a different result. Most listings struggle because of pricing, presentation, or outdated marketing, not because the home itself is the problem. Today, we'll walk you through the **four steps that help sellers reset their listing and attract buyers**. You'll see how updated photos, staging, hyper-local pricing, and early-January timing create a stronger launch and attract better offers. Check out our video to learn more!

[Watch the Video](#)

### Free Strategy Call



Start with a casual chat to craft a plan for your next move.

[Book a Call](#)

### Free Home Value Estimate

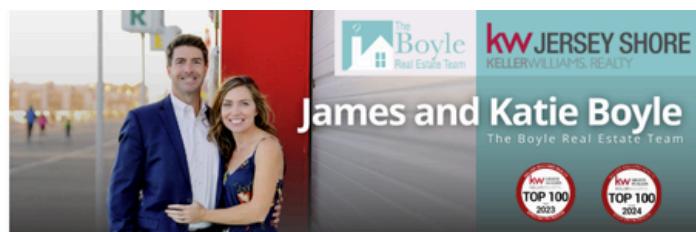


Get a personalized home valuation from an experienced real estate agent.

[Get Estimate](#)

**Call or text me at [703-386-7326](tel:703-386-7326) or reply to this email to get expert answers to questions you may have.**

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## New Listing Alert: Spacious Harbor Woods Home Near Ocean City



Looking for a home with space, natural light, and a location close to everything? This Harbor Woods property checks all the boxes. The open layout, large backyard, and flexible lower level give you room for today's busy lifestyle. In this virtual tour, you will see why the bright living areas, generous bedrooms, and two-car garage make this home such a standout. Check the full tour now in the link below!

[Watch the Video](#)

### Free Strategy Call



Get a custom-tailored selling plan for your needs.

[Request a Call](#)

### Free Home Price Estimate



Don't trust Zillow. Get a personalized home value estimate.

[Get Estimate](#)

**Call or text me at [609-226-0678](tel:609-226-0678) or reply to this email to get an expert answer to any questions you may have.**

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## Simple-Numbers

Real Estate Bookkeeping and Profitability Experts

### Why Most Team Leaders Miscalculate Profit



Are you confident your real estate team is as profitable as it looks on paper? Many leaders trust their CPA's numbers, only to discover later that their own production is masking deeper issues in the business. Today, I'll **explain why most team leaders miscalculate profit and how adjusted net profit gives you a clear view of your team's true financial health**. You'll learn how to break down your numbers, expose hidden costs, and see whether your model can stand without you selling. Get the full breakdown in my latest video.

[Watch the Video](#)

#### Go Beyond Bookkeeping



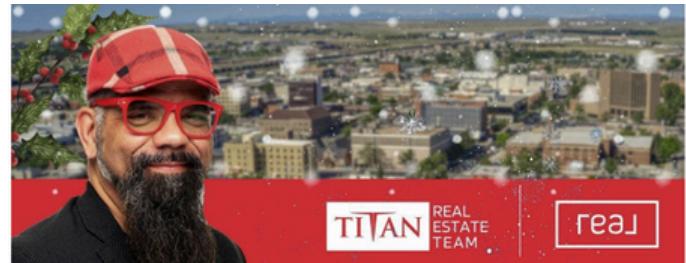
Discover how Simple-Numbers can help you take control of your real estate business finances.

[Book a Consultation](#)

#### Free Real Estate Chart of Accounts



Check out our recommended P&L accounts for real estate teams.

[Download Now](#)

### Top 3 Common Myths About Motivated Sellers



Think motivated sellers are willing to sell at a low price? That's not always the case.

Motivated sellers are often seen as easy deals, but the real problem is falling for misconceptions that can lead you to miss great opportunities. Today, I'll **debunk three common myths about motivated sellers so you can make smarter offers**. By understanding their true motivations, asking the right questions, and negotiating wisely, you can secure the best deal. Stop wasting money on false assumptions. Check out my latest video to learn how to negotiate smarter.

[Watch the Video](#)

#### What's Your Home Worth?



Are you thinking of selling your home or interested in learning about home prices in your neighborhood? We can help you.

[Home Value Report](#)

#### Book a Strategy Call



Get personalized guidance to reach your real estate goals—book your free strategy call today.

[Book a Call](#)

Call or text me at [307-772-1184](tel:307-772-1184) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).

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## Pros and Cons of a 50-Year Mortgage



Are you considering getting a 50-year mortgage to make monthly payments on a home more affordable? If you think a longer loan term is the answer to affordability, the truth may be more complex than you think. Before you commit, you need to understand how this loan affects your payment, your equity, and your long-term financial freedom. Today, I'll break down what a 50-year mortgage really offers, where the risks show up, and why many buyers overlook smarter alternatives. For example, lower payments today can lead to far higher interest costs and slow equity growth that limits your future options. Get the full breakdown in my latest video.

[Watch the Video](#)

## This Is Your Chance To Be on House Hunters



Are you planning to buy a home this year and want your search to be a little more memorable? HGTV reached out to us again for House Hunters casting, and they're looking for buyers from our area who want to share their journey on national TV. Today, I'll explain what the producers are looking for, what the experience involves, and how working with our team puts your application directly in front of casting. Even a first-time buyer or downsizer can be selected if they meet a few simple criteria. Get the full details in my latest video.

[Watch the Video](#)

### Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes](#)

### Looking to Sell a Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

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[Search All Homes](#)

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[Free Home Value Estimate](#)

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**Call or text me at [\(703\) 991-7900](#) or reply to this email to get an expert answer to questions you may have.**

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[Watch My Video](#)

### What Is Your Home Really Worth?



Discover your home's value, equity, recent market trends, and connect with buyers actively searching for a home like yours!

[Get Estimate](#)

### Find Your Dream Home

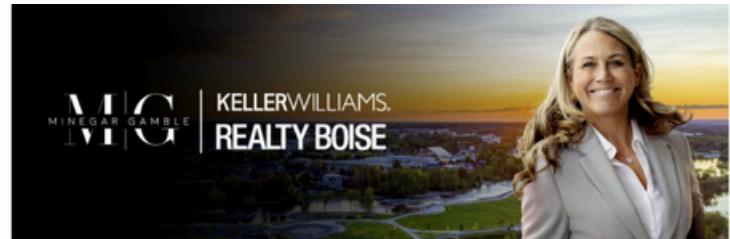


Search with confidence knowing your local agent has the latest listings with pictures, pricing, and comparable data.

[Start Your Search](#)

Call or text me at [678-804-4733](#) or reply to this email to get an expert answer to any questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## The Key to Ending Your Real Estate Year Strong



Are you seeing your production slow down as the year comes to an end? Many agents experience this drop because the market looks quiet and holiday distractions affect their routine. Today, I'll break down how you can still finish 2025 strong and have a fresh start for 2026 with simple mindset shifts, consistency, and a strong year-end strategy. Mindset plays a bigger role than you think. Get the full breakdown and year-end plan in my latest video.

[Watch the Video](#)

### Join the Minegar Gamble Team



Join a team that empowers you to achieve the income you deserve.

[Join Our Team](#)

Book a powerful strategy call to align your goals with real strategy and momentum.

[Book a Call](#)

Call or text me at [208-509-7868](#) or reply to this email to get expert answers to questions you may have.

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BoulderHomeSource

## Should You Sell Your Colorado Home During the Holidays?



Are you wondering whether listing your home during the holidays makes sense? Many sellers worry about slow traffic, but fewer listings and motivated buyers can actually put your home in a stronger position. Today, I'll explain the real advantages of holiday selling and how timing before the spring rush can benefit you. You'll learn what buyers are doing right now and why they act fast when they find the right home. Get all the details in my latest video.

[Watch My Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)



HAUER  
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kwtacoma  
KELLERWILLIAMS. REALTY

## Should You Consider a Lowball Investor Offer?



You listed your home, and the first offer was shockingly low, and now you're wondering: Are they trying to take advantage of you? Not necessarily. Most of the time, investors buy with math, not malice. **In this video, we'll talk about when investor offers are worth considering, how to look past the number, and why timing matters more than price.** A cash, fast-close deal could mean more money in your pocket than a higher offer that drags on. Find out if "less" is actually more for you by checking out our latest video.

[Learn More](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

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Call or text us at [253-377-3039](tel:253-377-3039) or reply to this email to get an expert answer to any questions you may have.

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## Protect Your Home This Winter With These Essential Prep Tips

### WINTER-PROOF YOUR HOME



Winter is coming fast, and frozen pipes are the number one cause of seasonal home disasters. In this quick video, I'll show you how to winter-proof your home before the cold hits. From outdoor faucets to insulation tips, I cover everything you need to stay safe and stress-free. Want to avoid a flooded basement or burst pipe? Just check out my full video now.

[Watch The Video](#)

Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [608-212-5743](tel:608-212-5743) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



NICK BERARD  
GROUP  
kw WESTERN



## Should You Stage Your Home Before Selling?

[staging worth it?](#)



Should you stage your home before selling? The truth is, it depends. You first need to assess your home, market, and goals. **In this video, I'll break down when staging makes the biggest impact, how to do it cost-effectively, and when it may not be needed at all.** Whether you're working with a vacant home, an unusual layout, or just want to stand out online, these smart tips can help you attract more buyers and sell with confidence. Check out my video to learn more.

[Watch My Video](#)

Maximize Your Experience—  
Sell on Your Terms



Schedule a 1-on-1 home selling strategy session to see how we can maximize your selling experience.

[Book a Call](#)

How Much is My Home Worth?



Know the value of your property and the preparation to maximize your home's value.

[Free Valuation](#)

Call or text me at [360-770-3245](tel:360-770-3245) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## Jeff Ryder



### Why Buyers Are Finally in Control Again in the Colorado Springs Market



## DEAL TIME

Wondering if now's the right time to buy a home? Buyers are finally in control again, with more room to negotiate and better deals available. In this video, I'll explain how the market has shifted in favor of buyers, giving you the power to make smarter decisions. From negotiating discounts to avoiding bidding wars, there's a lot to gain. Click below to find out how to take advantage of this new buyer-friendly market.

[Watch My Video](#)

### The Real Estate Experience You Deserve



Schedule a 1-on-1 discovery call to craft a winning plan for your next move.

[Book a Call](#)

### What is Your Home Worth?



Don't trust an automated valuation. Get a real-world home value estimate directly from Jeff.

[Get Estimate](#)

Call or text me at [719-351-4312](tel:719-351-4312) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## TROY DAVIS | Action REALTY

### How Can Agents Handle Rising Deal Cancellations in Northern California?



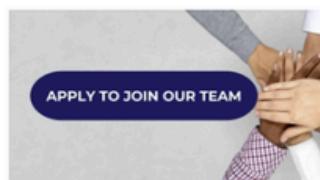
## Agents, PAY ATTENTION

REAL ESTATE PURCHASE CONTRACT

Are more of your deals falling apart before closing? You're not alone, and the issue isn't just the market. In this video, I'll show you five deal-saving habits that today's top agents are using to keep contracts alive. From better communication to realistic contingencies, these small changes make a significant impact. Click the link to learn how to protect your closings.

[Watch the Video](#)

### Join Our Team



Join a team that empowers you to achieve the income you deserve

[Apply Now](#)

### Schedule a Strategy Call



Discover the path to the business and life you actually want.

[Book a Call](#)

Call or text me at [530-570-1630](tel:530-570-1630) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## A Warm Year-End Thank You as We Head Into 2026



As we head into the holidays, I wanted to reach out with more than just a simple "happy holidays." This time of year always brings me back to gratitude; gratitude for the people I meet, the families I get to serve, and the relationships built along the way. **Today, I share a warm greeting for you and your loved ones and a hopeful wish for an incredible 2026.** It's a short reminder that even small pauses matter, especially this time of year. Take a moment to watch, and may your holidays be filled with joy and peace.

[Watch the Video](#)

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[Search All Homes for Sale](#)

### Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

Call or text me at [\(203\) 722-5445](#) or reply to this email to get an expert answer to any questions you may have

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



## How Do Assumable Mortgages Really Work for Today's Buyers?



Assumable mortgages are getting more attention as buyers look for ways to secure lower payments. **In this blog, I'll break down how assumable loans work, which loans qualify, and what buyers must prepare for.** If you're exploring assumable mortgages or wondering if this strategy fits your budget, check out my latest blog to understand the whole process and your next steps.

[Learn More](#)

### Search All Homes



Explore Every Listing, Find Your Perfect Home!

[Looking to buy a home?](#)

### What's Your Home Worth?



Discover Your Home's True Value Today!

[Looking to sell a home?](#)

Call or text me at [\(907\) 240-2804](#) or reply to this email to get an expert answer to question you may have

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



## A Warm Holiday Greeting for You and Your Family



Feeling overwhelmed by the holiday rush? It happens to all of us: cold weather, endless events, and trying to wrap up the year at the same time. **Today, I'm sharing a simple reminder I had to give myself: slow down and stay present.**

Focusing on the present can make the entire season feel lighter and more meaningful. Take a moment to breathe and check out my full message; it might be exactly what you need.

[Watch the Video](#)

[Search All Homes](#)



Find your dream home with our all-in-one real estate search. We are here to guide you through every step of the process.

[Search Homes](#)

[What's Your Home Worth?](#)



Instantly get a detailed home price estimate. See what your neighbors are selling their home for!

[Home Value](#)

**Call or text me at [\(703\) 216-4272](#) or reply to this email to get an expert answer to the question you may have.**

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



## How Realtors Can Prepare for the 2026 Commission Changes



Worried about how commissions will work next year? Agents everywhere are trying to understand new expectations from buyers and sellers. In this update, I'll share what's changing and how to make sure your value to clients is clear and compelling. You'll walk away with simple language you can use in your next consultation. Check out the full video to learn more.

[Watch my video](#)

[Earn The Income You Want](#)



We'll put you on a plan for success.

[Join Our Team](#)

[Free Coaching Call](#)



I'll help you write a personalized business plan for your needs and goals.

[Book a Time](#)

**Call or text me at [773-744-5308](#) or reply to this email to get expert answers to questions you may have.**

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list.](#)



## Why Families Love Working With Cynthia Quarantello Realty Group



### Hear From Real Homebuyers

What do homebuyers and sellers really want from a real estate team? Most tell us it's not flashy marketing, but guidance and connection. Today, I'm sharing some client testimonials that show the real value families say they gained while buying with us. We helped them understand the Triangle, choose the right neighborhood, and feel supported even after closing. Click the link to my latest video to see what your own move could look like with the right team behind you.

[Watch the Video](#)

#### Looking to Buy a Home?



Use our full MLS search with virtual tours, directions to listings, schools, and more all on an interactive map with detailed listing information.

[Search All Homes for Sale](#)

#### Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Get a Home Value Estimate](#)

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## Santa Is Making a Special Stop in Sterling Heights



Looking for a fun holiday activity your kids will actually enjoy? Parents know the struggle of finding something free, local, and memorable. Good news! **Santa is making a special stop right here in Sterling Heights on December 9 from 5:00 p.m. to 7:00 p.m.** We'll have photos, an energetic elf, face painting, balloon animals, and plenty of laughs. Don't miss it. Check out my latest video and get the event details.

[Watch the Video](#)

#### Looking To Buy A Home?



Find your dream home with our all-in-one real estate search.

[Search All Homes](#)

#### Looking To Sell Your Home?



Find out fast and free what's your home really worth. Enter your address here.

[What's Your Home Worth?](#)

Call or text me at **(586) 709-4949** or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## Why the Assessed Home Value Doesn't Match the List Price



Why does the assessed value always look so low? Buyers ask me this almost every week during showings. The truth is that assessed value has nothing to do with today's market. Today, I'll explain exactly why these numbers don't match and what you should focus on instead. You'll learn how list prices are set and why assessments lag behind. Check out my latest video and avoid one of the most common buyer mistakes.

[Watch the Video](#)

### Looking to Buy a Home?



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[Search All Homes](#)

### Looking to Sell Your Home?



Are you thinking about listing your home? We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

Call or text me at [607-351-6933](tel:607-351-6933) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## DEREK & MARIANA WAGNER

BROKERS/REALTORS®

## Should I Sell My Home During the Holidays?



Should you sell your home during the holidays or wait for spring? While many sellers step back this time of year, serious buyers remain active - and often more motivated than ever. **Today, we'll share why lower competition, warm seasonal appeal, and year-end urgency can help listings stand out.** We'll also discuss when waiting until the new year may be a better strategy. Still unsure when to make your move? Check out our blog.

[Read Our Blog](#)

### Free Home Selling Strategy Call



Start with a casual chat to craft a plan as unique as your home's story.

[Book a Call](#)

### Discover Your Home's True Value



Get a home value estimate to see how much you could sell for and how fast.

[Get Value](#)

Call or text me at [719-437-7311](tel:719-437-7311) or reply to this email to get expert answers to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



## 4 Smart Ways Agents Can Prepare for a Strong 2026



Agents: Was 2025 a bit slow for you? Well, 2026 is almost here, and I'll tell you how to make the most of it. **I'll share four prep tips that will help put you ahead and start next year strong.** These simple steps don't take long but can make a big difference.

Don't head into 2026 unprepared. Check out this video to get a head start on 2026.

[Watch the Video](#)

### Join LPT Realty Today



Let's make a plan to move your license to LPT Realty.

[Talk to Andrew](#)

### Free Advertising Planning Call



I'll give you a free second opinion on your radio, TV, or billboard media purchase.

[Request a Review](#)

Call or text me at [\(813\) 359-8990](tel:8133598990) or reply to this email to get an expert answer to questions you may have.

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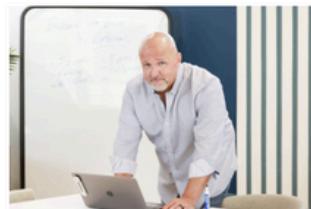
## What Will Happen to Real Estate Commissions in 2026?



Are you unsure how commissions will change in 2026? Many agents are asking the same questions, and the upcoming shifts will affect how we present value, earn business, and structure our services. **In this video, I'm breaking down what's changing, what will stay the same, and how to prepare now so you stay competitive.** If you want to protect your income and stay ahead of these market shifts, you'll want to hear this update.

[Watch the Video](#)

### Join LPT Realty Today



Let's make a plan to move your license.

[Talk To Terry](#)

### Compensation Details



Includes fees, revenue share breakdown, stock awards, and more!

[Download Now](#)

Call or text me at [757-891-1111](tel:7578911111) or reply to this email to get an expert answer to questions you may have.

If you were forwarded this email and would like to get my updates directly, [click here to join my mailing list](#).



THE  
**TEPPER** | POWERED BY  
GROUP **PLACE**

## Find Your New Home in 2026

Start the year with clarity and confidence as you begin your home search.

**Tell Us What Home You're Looking For**

Every new year brings a sense of possibility, and if you've been thinking about making a move, this could be the perfect moment to step toward a home that truly supports the life you want to live. Maybe you need more room to grow. Maybe you want a different neighborhood. Maybe you're finally ready to buy your first place. Whatever your reason, 2026 can be the year you find a home that feels right the moment you walk in.

To help you get started, we're creating a **customized New Year Home Search Plan** for anyone considering a move. All we need from you is a quick snapshot of what you're looking for. Tell us the features you care about, the areas you love, and the price range that works for you. We'll take that information and put together a personalized list of homes that match your vision.

If a new home is on your mind this year, take a minute to fill out the form below. Your answers give us a clear picture of your goals so we can guide you toward options that feel aligned with your lifestyle, budget, and long-term plans.

### Tell us what you want in a home.

Starting your home search is a big step, and our goal is to make the experience simple, supportive, and tailored to you from the very beginning. When you're ready, we're here to help you move forward with confidence.

Warm regards,  
**Gregg, Brandon, Jane, Niki, David, and Bailey**



## Find Your New Home in 2026

Tell us what your ideal home looks like.

Make 2026 the year you move into a home that fits your life and goals. Fill out this short form and share the features, locations, and price range that matter most to you. We'll create a personalized list of homes that match your vision and reach out with next steps to help you start your search with confidence.

First Name\*

Vyral

Last Name\*

Marketing

Email\*

social@getvyral.com

Mobile Phone\*

123456789

Preferred Neighborhoods\*

Omaha

Ideal price range\*

\$100000

Home type\*

single-family

Are you currently working with an agent?\*

YES

NO

Anything else you'd like us to know?\*

Submit

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



Chris Heller

## We Appreciate Your Trust This Holiday Season

Here's to supporting your home plans in 2026.

[Book a quick strategy call](#)

Happy Holidays!

As we wrap up the year, I want to take a moment to say thank you. I'm grateful for every buyer, seller, and past client who trusted us with one of life's biggest decisions: your home.

Whether you made a move this year or are planning one in the future, it means a lot that you chose to work with us. This season is about connection, reflection, and celebrating the spaces we gather in, and I hope your home is filled with warmth and joy.

As you spend time with loved ones, I hope you feel peace about where you are and excitement about what lies ahead.

If a new chapter is part of your 2026 plans, my team and I are here to help make the transition clear, simple, and stress-free.

The market is shifting, so this is a great time to understand your options with confidence.

Here's how we can support your goals:

- Free home value update
- Custom buying or selling strategy
- Local market insights you can trust
- Step-by-step guidance from start to finish

Here's to new beginnings, fresh opportunities, and turning your real estate goals into reality in the year ahead.

If you're thinking about buying, selling, or want guidance on your home's value, we're here when you need us. Reply to this email, call or text anytime, or use the link below to book a strategy call.

[Click here to book a quick strategy call.](#)

Wishing you and your family peace, joy, and a wonderful holiday season. Let's make 2026 your best year yet!

Chris Heller



Chris Heller

## Book Your Free 2026 Strategy Call

Build a simple, stress-free real estate plan for 2026.

Start 2026 off right with a personalized real estate strategy session. Whether you're buying, selling, or just exploring your options, we'll help you create a clear, simple, and stress-free game plan tailored to your goals. Complete the form to connect with us, and we'll map out your 2026 game plan together.

Email\*

Full Name\*

Phone\*

[Submit](#)

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



## Get a Free Pre-Listing Renovation Estimate

Find out which updates can help your home sell for more.

[Request Your Free Renovation Estimate](#)

Clients and friends,

Is selling on your mind for early 2026, and you want to know what home improvements matter most?

One of the most common mistakes home sellers make is overspending on the wrong projects or losing potential profit by skipping the updates today's buyers actually care about.

It's the exact reason why **we're offering a Free Pre-Listing Renovation Estimate** to help you choose the updates that will make the biggest difference before your home hits the market.

With today's higher interest rates, buyers have less flexibility to take on major remodeling. That means homes that feel more "move-in ready" often attract stronger offers.

A focused investment of \$10K to \$30K dollars in key areas such as kitchens, bathrooms, or curb appeal can potentially raise your sale price by \$30K to \$90K. But renovations are not one-size-fits-all, and the right upgrades will differ per property. A professional real estate agent can help you determine the best upgrades for your home.

[Request a pre-listing estimate now](#), and we'll help you:

- Identify updates that matter most to local buyers in 2026
- Get quotes from trusted contractors we work with regularly
- Recommend finishes and styles that help homes sell faster
- Share lending options that cover renovation costs until closing.

To get started, all you need to do is simply complete the short survey below so we can review your home and prepare your personalized renovation estimate.

[Request your free renovation estimate](#).

Let's take the guesswork out of pre-listing improvements so you can maximize your profit.

If you have any questions or want personalized advice, feel free to reply to this email to schedule a free consultation. We're happy to help however we can.

All the best,  
**Tami Holmes Realty**



## Get a Free Pre-Listing Renovation Estimate

Plan strategic home updates before you list.

Want to sell your home for maximum value in 2026? Fill out the form below to schedule a virtual or in-person assessment. You'll get a personalized review, contractor estimates, and targeted recommendations that make your home more appealing and market-ready.

Email\*



Full Name\*

Phone\*

Property Address\*

When do you plan to sell?\*

Upload photos of your home for initial assessment\*

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



## Get a Free Rental Property Valuation

Know the true value of your rental before you sell.

[Request Your Free Rental Valuation](#)

If you're using Zillow, Redfin, or any other online estimator to guess what your rental property is worth, you're risking a significant loss in potential profit.

Rental properties don't sell the same way as owner-occupied homes, and most online tools don't understand that distinction.

Zillow and other online valuation tools look at square footage, recent sales of similar properties, and maybe a few photos, but they don't see your rent roll, your tenant history, your maintenance records, or the real demand in your neighborhood.

That's why I offer a **free, personalized valuation for rental properties**, one that goes beyond what any algorithm can calculate.

I'll analyze your specific property using real market data, and when you receive your free report, you'll get the following:

- Actual sale prices of similar rentals in your area
- Current rental income and occupancy rate
- Local trends that affect buyer demand
- Two or three practical, low-cost improvements that could increase your sale price

I don't use algorithms. I use experience.

Whether you're planning to sell this year or just want to know if you're getting the most out of your investment, this is your chance to get clarity, for free. Click below to get your custom report:

[Request your free rental valuation.](#)

If you've ever wondered whether you're missing out on higher profits, this is the only way to find out for sure.

All the best,

**Cassie McClenaghan**



## Free Rental Property Valuation

Learn your property's true market and investment value.

Most online estimators don't account for rental income or market demand, which means your property's real value might be higher (or lower) than what sites like Zillow show. Fill out the fields below and I'll give you a detailed, professional valuation that considers your property's investment potential, local trends, and true rental income.

Full Name\*

Vyral Marketing

Rental Unit Address\*

Street\*

12020

City/Suburb

Omaha

State\*

Nebraska

Zip/Post Code\*

68154

Country\*

United States

Email\*

[social@getvyral.com](mailto:social@getvyral.com)

Phone\*

+1 (123) 456-7890

[Get Your Property Valuation](#)

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.



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- Identify updates that matter most to local buyers in 2026
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- Recommend finishes and styles that help homes sell faster
- Share lending options that cover renovation costs until closing

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Let's take the guesswork out of pre-listing improvements so you can maximize your profit.

If you have any questions or want personalized advice, feel free to reply to this email to schedule a free consultation. We're happy to help however we can.

All the best,

**Cynthia Quarantello Realty Group**



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Email\*

[social@getvyral.com](mailto:social@getvyral.com)



Full Name\*

[Vyral Marketing](#)

Phone\*

[+1 \(123\) 456-7890](tel:+1(123)456-7890)

Property Address\*

[12020 Shamrock Plaza Suite #201, Omaha, NE 68154, United States](#)

When do you plan to sell?\*

Soon

Upload photos of your home for initial assessment\*

CHOOSE A FILE

Submit

Upon your submission, you agree to our [Privacy Policy](#) and that we may contact you.