



## November 2025 Newsletter

November 15, 2025

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

Here are your suggested topics for December.  
Suggested topics only. Custom topics are available.

### **Real Estate Agent**

Video #1: Should I sell my home during the holidays?  
Video #2: How can I find a 4% assumable mortgage?  
Lead Campaign: Free Pre-Listing Renovation Estimate

### **Real Estate Recruiting**

Video #1: How should I pay a showing assistant?  
Video #2: What will happen to real estate commissions in 2026?  
Lead Campaign: Download My Pre-Listing Packet

### **Mortgage Broker**

Video #1: Can a non-qualified loan help me if I can't show income?  
Video #2: How do I know how much home I can afford?  
Lead Campaign: Download My Step-by-Step Mortgage Guide

### **Property Manager**

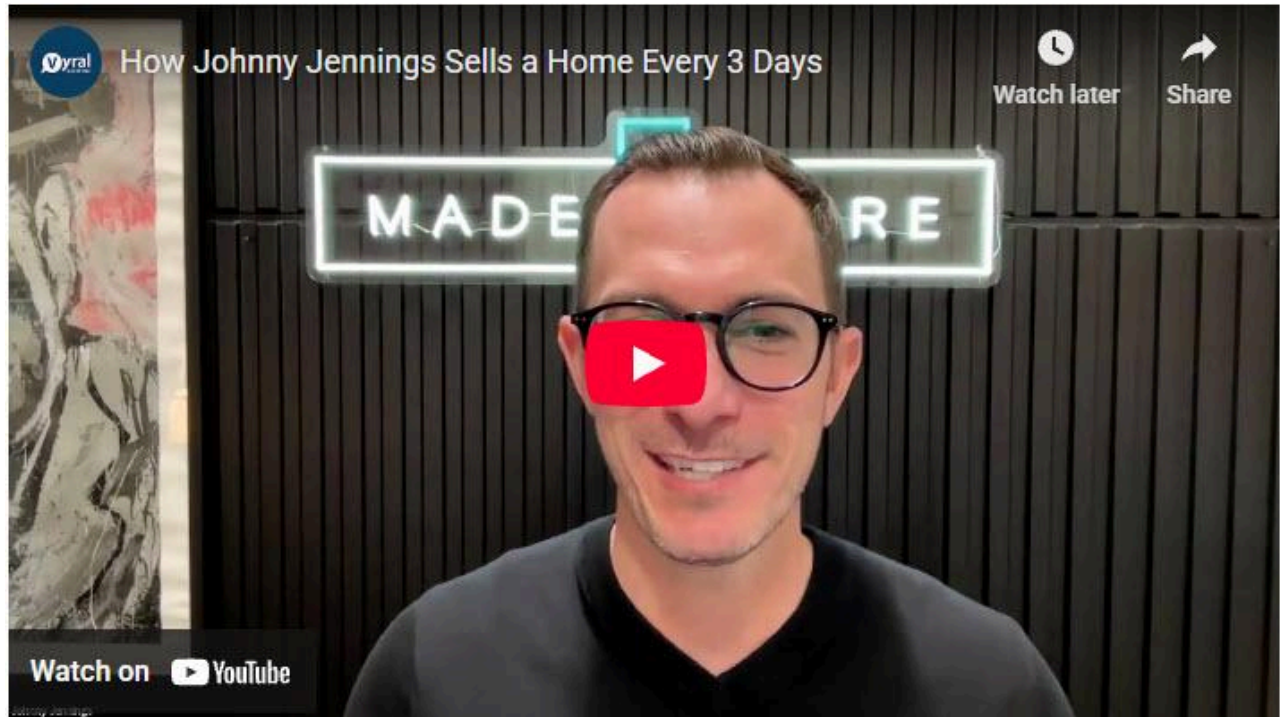
Video #1: What are all the fees I am allowed to charge a tenant?  
Video #2: What's the best way to bill a tenant for move out damages?  
Lead Campaign: Find out what your rental home is worth

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

- Frank

## Client Interview

# How Johnny Jennings Sells a Home Every 3 Days

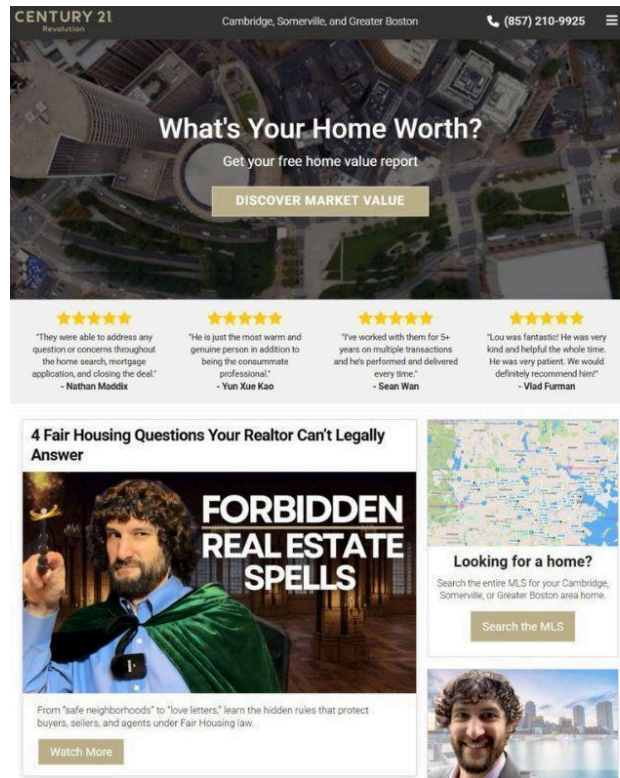


[Johnny Jennings](#) is a top-producing agent in Sacramento, California, who consistently sells a home every three days. "I built a marketing plan that keeps my pipeline full and my team busy," Johnny says. You'll learn how he uses video marketing, social media, and retargeting to start conversations with sellers, along with the top call-to-actions driving seller interest. Johnny is a Vyrat Marketing client and has mastered turning engagement into profitable listings. Watch this interview to learn how he's keeping his team booked and selling homes in any market.

Learn more: [www.getvyrat.com/blog/johnny-jennings](http://www.getvyrat.com/blog/johnny-jennings)

## Featured Work

# Featured Work: Louis Gordon



<https://lousellscambridge.com/>

[Louis Gordon](#) represents highly educated clients in greater Boston (Cambridge, Harvard grads, MIT, etc).

When his internet lead volume dropped off in 2023, he decided to hire us to generate new business from his database with our system.

We built him a [seller-focused video blog](#) and interviewed him to create two helpful videos and one lead-generation message a month.

We put them on his YouTube and social media and promoted them with video emails and Facebook video retargeting ads.

Louis follows up with the email clicks, leads generated from his offers, and any clients who reach out to him to schedule buying or selling strategy calls.

"I will almost certainly double my income this year at a much lower cost than before," says Louis. "I want to focus on \$1,000 an hour work of putting deals together. You take the lower-cost work off my plate with the accountability I need."

He started with general Q&A content and is now publishing entertaining, hyper-local topics that come up when he's talking to buyers and sellers on the phone.

If you would like to do the same, [here are our suggested video topics](#).

We interview you on your mobile phone to create helpful videos and then do all the editing, optimization, and promotion work for you for a flat rate.

The goal is for people to see you as a relatable, competent expert, spending time with you online, so they are more likely to call you (or take an appointment when you call).

Our typical client books 6 extra appointments from their existing database in the first 90 days. [We guarantee our work](#).

[Watch the interview](#) we did with him to learn how Louis made the switch from chasing internet leads to working his existing relationships with education-based video marketing to set more meaningful appointments with buyers and sellers.

Thank you, Louis!

If you have clients considering a move to Greater Boston, Louis would be happy to help. You can reach him at [lou@c21revolution.com](mailto:lou@c21revolution.com)





## 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, 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](#)

### Free Strategy Call



Start with a simple call 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 a real estate agent.

[Get Estimate](#)

Call or text me at [919-259-1891](tel:919-259-1891) 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](#).



## 3 Things That Scare California Homebuyers Away



Thinking about selling your California home this fall? If you are, you need to be careful... some things might spook buyers away – and the problem might not be the price, but sneaky turn-offs most sellers tend to overlook. **Today, I'll reveal the top three things that scare buyers: bad odors, needed repairs, and poor lighting.** The good news is all three are incredibly easy and affordable to fix. Want to learn more? Check out my video.

[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](tel:559-396-0000) or reply to this email to get an expert answer to any questions you may have.

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## What NOT to Say in a Social Security Hearing



A Social Security disability hearing can be anxiety-inducing at the best of times, and depending on the judge, it can go smoothly or contentiously. That's why it's key to properly prepare, and part of that includes learning what NOT to say. Today I'll share a list of things you should avoid saying and phrases that you should eliminate from your vocabulary before a hearing. For one, don't volunteer any information. This isn't the time for you to tell your story, but rather a chance for you to confirm the limitations in your medical records. To learn more about what not to say in a Social Security hearing, watch our latest video.

[Watch the Video](#)

### SSD Services



Social Security Disability Cases – Our Law Services.

[Learn About Our SSD Services](#)

### SSD Benefits



Benefits You Receive When You Get Social Security Disability Insurance.

[Social Security Disability Benefits](#)

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## Why Buyers Are Finally in Control Again in Jacksonville



Are buyers back in control of the Jacksonville market? Sellers are watching homes sit longer, while buyers are negotiating lower prices and even getting concessions. Today, I'll share why the balance has shifted and what it means if you're planning to buy or sell. **For example, I'll share how one first-time buyer was able to purchase a home for \$37,000 under asking with extra concessions included.** Get the full details and see what this market shift means for you.

[Watch the Video](#)

### Looking To Sell a Home?



Get a free home value estimate and sign up for a free home report.

[Home Value Estimate](#)

### Looking To Buy a Home?



Browse all homes for sale on a map with photos, schools, prices, and more.

[Start Your Search](#)

Call or text me at [904-650-3890](tel:904-650-3890) or reply to this email to get an expert answer to questions you may have.

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## The 3 Principles To Stay Grounded in Real Estate



Every agent faces moments when motivation dips or the market feels challenging. For me, it always comes back to three things: mindset, growth, and gratitude. Today, I share **how I stay focused during tough times, why action is the best cure for doubt, and how daily gratitude reshapes your outlook.** Whether you're new to the business or not, these three principles will help you stay steady, keep learning, and find purpose in the process. Get the full details in the link below.

[Watch the Video](#)

### 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](#)

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## Will the Fed's Rate Cut Lower Kalamazoo Home Prices?



The Fed finally cut rates, and everyone's asking the same question: Will home prices drop? In this new video, I'm **breaking down what this means for the Kalamazoo market, including mortgage trends, inventory shifts, and how local demand is reacting.** If you're a buyer, you'll see why waiting for the "perfect" rate could cost you opportunities. And if you're selling, I'll explain why pricing strategically matters more than ever this fall. Get the full details in the link below.

[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 Valuation](#)

Call or text me at [269-350-5514](tel:269-350-5514) or reply to this email to get an expert answer to any questions you may have.

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## Best Option Restoration: Fix Water Damage Fast in AZ



That warping baseboard or faint ceiling stain is more than an eyesore; it's a warning sign. Arizona's unique climate turns hidden moisture into a toxic mold problem with startling speed. In this video, Bob from Best Option Restoration, a key partner of The Goodman Taylor Team, uncovers **the critical signs you're overlooking and identifies the one phone call that could accidentally complicate your insurance claim.** You'll see how IICRC-certified technicians use advanced technology to find water inside your walls and why their free inspection provides the documentation you need before ever contacting your provider.

[Watch Our Video](#)

### Looking to Buy a Home?



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

[Home Search](#)

### Looking to Sell Your Home?



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

[Home Value](#)

Call or text us at [480-382-8093](tel:480-382-8093) or reply to this email to get an expert answer to any questions you may have.

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## Q3 2025 Westchester County Real Estate Market Insights



Curious about the Northern Westchester housing market? The latest data are in, and inventory is still tight while prices keep climbing. That means sellers hold the upper hand as we move into 2026. But for buyers, the competition is fierce. Today, I'll **break down the latest numbers for single-family homes and condos, and give you the actionable strategies you need to succeed whether you're buying or selling.** If you're thinking about selling or buying, you won't want to miss this update. Check out my video to learn more.

[Watch My Video](#)

### 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 [\(914\) 548-6179](tel:9145486179) or reply to this email to get an expert answer to questions you may have.

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## Why Homebuyers Are Gaining Leverage In the DC Metro Market



Worried about overpaying on a home in DC? In 2025, the local market is finally giving buyers breathing room. **With listings up 23% year-over-year and homes sitting longer, it's no longer just a seller's game.** Today, I'll show you which homes offer the best leverage and how to use days-on-market data to your advantage. Smart buyers are negotiating price reductions, closing credits, and rate buy-downs that make ownership more affordable. Want to learn how? Get the full details in my latest video.

[Watch the Video](#)

### Free Strategy Call



Schedule a free 1-on-1 call to craft a winning strategy for your next move.

[Book a Call](#)

### Free Home Value Estimate



Know what your home is worth in today's market based on most recent data.

[Get Estimate](#)

Call or text me at [\(202\) 417-8735](tel:2024178735) or reply to this email to get expert answers to questions you may have.

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## 5 Ways To Protect Your Property From Real Estate Fraud in Chicago



Imagine coming home to find strangers living in your house because a scammer sold it out from under you. This isn't a movie plot; it's happening right now in Chicago. Fraudulent brokers and forged deeds are destroying lives and draining life savings. Today, you'll see exactly **how these sophisticated scams work, from fake escrow accounts to forged county documents**. More importantly, you'll learn the five critical, actionable steps you must take to protect your home and your equity. Click below to learn how to build your legal shield before it's too late.

[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 [773-558-7133](tel:773-558-7133) 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](#).



## Fall 2025 Forsyth County Housing Market Update



Thinking about buying or selling in Forsyth County this fall? You need to know what's happening in the market first. In this video, I'll break down the latest trends this season and how they affect your buying or selling plans. Here's a hint: buyers are winning this season. Get the full market update in my latest video.

[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



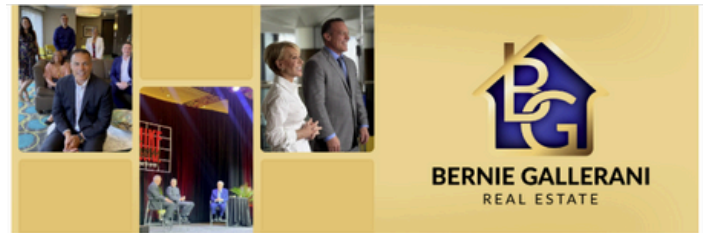
Search with confidence knowing your local agent has the latest listings with pictures, pricing, and comparable data.

[Start Your Search](#)

Call or text me at [678-804-4733](tel: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](#).





## New Market Conditions Favor San Mateo County Homebuyers in 2025



Feeling stuck watching San Mateo County home prices stay high while rates scare you off? For years, buyers faced sky-high payments and zero inventory, making every offer feel desperate. **But this fall, rates have dipped to 6% and new listings are up sharply.** That means you finally have room to breathe, negotiate, and find a fair deal. Is this your moment to move? Check out my latest video for more information.

[Watch the Video](#)

## How Do I Build a List of Likely Sellers in Today's Market?



Are you struggling to find motivated sellers in today's competitive market? It's tough with so much noise and information overload, and buying leads from services that promise quick results often leads to dead ends. **That's why today, I'll show you three proven ways to build a strong seller list using your existing database, past buyer leads, and targeted lead services.** By following these strategies, you'll connect with sellers who are ready to make a move and grow your pipeline for 2025. Get the full breakdown in my latest video.

[Watch the Video](#)

### Free Home Strategy Call



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

[Book a Call](#)

### Understand Your Home's Value



Stay in control with real-time updates on your home's worth, equity, and market insights.

[Get Access](#)

### Join Our Team and Make Impact



Work with passionate people and grow your career.

[Join Our Team](#)

### Gain Clarity for Your Business



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

[Book a Call](#)

Call or text me at [650-766-6412](tel:650-766-6412) or reply to this email to get expert answers to questions you may have.

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Call or text me at [615-461-4852](tel:615-461-4852) or reply to this email to get expert answers to questions you may have.

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Chris Heller

## How To Find Real Estate Properties Not Yet on the Market



Are you wasting time scrolling through homes that no one else wants? Some of the best, fastest-selling properties never actually make it onto the public online listing sites you're checking every day. **This is why you need an agent with a professional network that has access to homes that are "coming soon" or quietly for sale.** Gain a massive competitive advantage by seeing and securing properties before the general public. Don't settle for what's online; check out my latest video and let us show you what you've been missing.

Watch the Video

### Start Your Home Search



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

Home Search

### Get Your Home's Worth



Find out your home value, home equity, refinance and mortgage reduction.

Home Value

Call or text me at [800-800-2978](tel:800-800-2978) 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.](#)



## 5 Things To Check Before Buying a Home in Salt Lake City



Are you sure the home you're touring is as perfect as it looks? Sometimes, fresh paint or a "new carpet smell" can hide costly problems underneath. **We'll walk you through the five subtle signs that reveal water damage, poor drainage, or structural issues most buyers miss.** You'll learn how to spot them early and avoid surprise repairs after closing. Click the link below to get the full checklist.

Watch the Video

### Looking to Buy a Home?



See all homes for sale.

Search All Homes

### Looking to Sell a Home?



Find out what your home is really worth.

Home Value Report

Call or text me at [\(801\) 590-7048](tel:801-590-7048) 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.](#)





## Top Reasons Buyers Cancel a Home Sale



Selling your home? Here's one thing sellers never anticipate: Even if you've accepted an offer, you're still not guaranteed a sale. It's incredibly frustrating to invest time and energy only to have the deal fall through from a surprise inspection or financing issue. In this video, I'll walk you through the five most common reasons buyers back out and how to prevent them. Whether you're selling soon or already have an offer in hand, this will help you stay one step ahead and make it to closing day with confidence.

[Watch the Video](#)

### Looking to Sell Your Home?



We can help you get an accurate home valuation based on current market trends.

[Home Value Report](#)

### Looking to Buy a Home?



Tell us your needs, and we'll connect you with homes that are a perfect match for you.

[Search All Homes](#)

Call or text me at [305-898-6224](tel:305-898-6224) or reply to this email to get an expert answer to questions you may have.

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## How To Lower Your Mortgage Rate With Assumable Loans in Arizona



Everyone's worried about today's high mortgage rates, but there's a solution: assumable loans. This option lets you bypass today's high rates and secure a much lower mortgage. Today, I'll show you how assumable loans work and how they can save you thousands over the life of your loan. Don't let high rates hold you back.

Check out my latest video to learn how to take advantage of this opportunity.

[Watch the Video](#)

### Sell Your Home for More Money



6 unique options, 1 goal: Let's uncover what works best for you.

[Free Selling Strategy Call](#)

### Arizona's Strongest Cash Offer



Get a guaranteed offer on your home today. Looking to buy instead? See below.

[Get a Guaranteed Offer](#)

Call or text me at [480-933-1235](tel:480-933-1235) or reply to this email to get expert answers to questions you may have.

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## Iowa's First-Time Homebuyer Programs in 2025



Are you tired of renting but feel like you'll never save enough for a down payment? Coming up with tens of thousands of dollars often keeps people from even starting their home search. I'm here to share with you that Iowa offers down payment and closing cost programs that can cover most of what you need to buy a home. With help from the Iowa Finance Authority, many buyers get into their first home with as little as \$1,000 to \$2,000 out of pocket. See how these programs can help you today.

[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](#)

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## What's the Best Way To Find Out Your Home's True Value?



Are you curious about what your home is actually worth? Whether you're looking to sell in the near future, are considering refinancing, or just want to know how much equity you have, your real estate plans should start with an accurate home valuation. I've helped countless homeowners find out their property's true value, which is why today, I'm sharing three ways to find out what your house is worth. I'll go over quick methods, like online home estimates, and share more involved ways you can get a better valuation. Click the link below to learn more.

[Watch the Video](#)

### Free Home Strategy Call



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[Get Estimate](#)

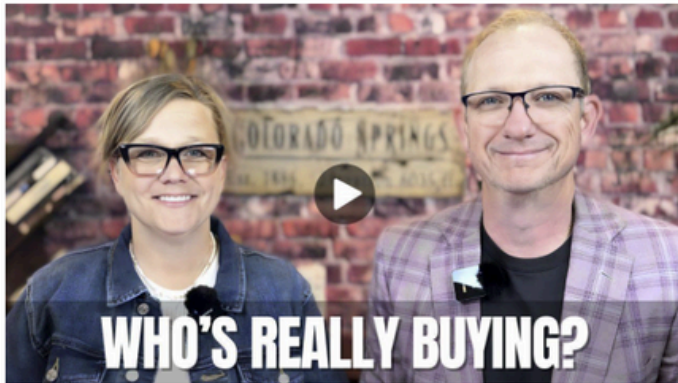
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## How Local Investors Shape Colorado Home Sales in 2025



Who's driving home sales in Colorado? You might assume it's big Wall Street firms, but in 2025, it's local investors; mom-and-pop flippers, rental owners, and small syndications. **Today, we'll show you how these investors are shaping the market and what it means for sellers and buyers.** Check out my latest video to learn why local investors are taking over Colorado's real estate market.

[Watch the Video](#)

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[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](#)

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



## Why Families Are Moving to Florida in 2025



What makes Florida the perfect place for families in 2025? While many still view Florida as a retirement destination, that perception is shifting. **We'll share why Florida is becoming the ideal place for families to thrive.** You'll learn why Florida is attracting younger generations, families seeking year-round sunshine, excellent schools, and vibrant communities that support their active lifestyle. Check out our latest video to know more.

[Watch My Video](#)

### Finding Your Dream Home Starts Here



Our neighborhood experts can help you every step of the way.

[Search Homes](#)

### Get Your Free Home Analysis



Find out your home value, home equity, refinance and mortgage reduction.

[Let's get your report](#)

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## Join Us at Our Annual Client Celebration on October 26



Working with you is not just another transaction. We know it takes a lot of care and dedication to maintain a connection with you, and it's a big deal for us to be your go-to team. **That's why we're hosting our annual Fall Client Celebration, a special evening to say thank you for your trust and partnership.** This year, join us on **October 26 at The Gathering at Cary Park.** It's an event made especially for you and the community we've built. Come enjoy great company, seasonal treats, and a little well-deserved celebration! Check out our latest video for more details.

[Watch the Video](#)

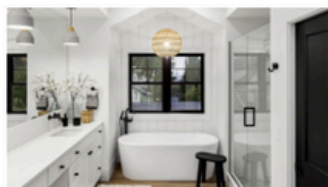
### Looking to Buy a Home?



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](#)

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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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## How Can You Make Your Naples Home Irresistible to Buyers?



Want to sell your home but not sure where to start? I know it can be overwhelming to prepare your home for sale, but it's worth it: In this market, quality homes sell fast, while others run the risk of sitting for a long time without any offers. **That's why today, I'm sharing three simple tips you can follow to attract the most buyer attention possible.** You'll learn how to enhance your curb appeal, declutter and depersonalize, and highlight the key features of your house. Just check out my video for more information.

[Watch the Video](#)

### Schedule a Strategy Call



Book a free 1-on-1 strategy session to discuss selling in today's market.

[Book a Call](#)

### Free Home Value Estimate



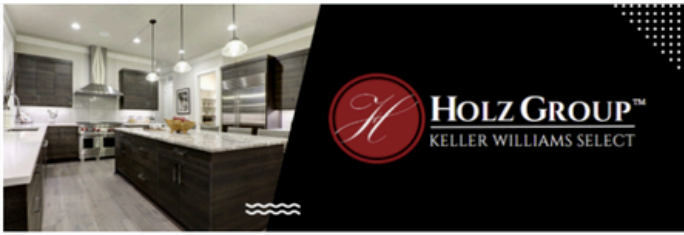
Get a personalized home valuation directly from an experienced agent.

[Get Estimate](#)

Call or text me at [239-444-6100](tel:239-444-6100) 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.](#)





## What Buyers Can Do When Interest Rates Shift Before Closing



Are the constantly changing interest rates making you nervous about your home purchase? You might feel stuck between signing your contract and closing, worried that a sudden rate hike will destroy your budget. But don't worry – I have you covered. **Today, I'll give you three things you can do when rates suddenly change before closing on your home.** For example, one of the most common things homebuyers do is lock in their rates ASAP, especially if rates drop. You don't need to be exposed to unnecessary market risk before you get your keys. Check out my latest video to learn more.

[Watch My Video](#)

### Find your dream home



Finding your dream home starts here.

[Search All Homes for Sale](#)

### Instant home value



Find your home's value.

[Get a Home Value Estimate](#)

Call or text my team at [\(651\)-998-9829](tel:651-998-9829) 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 our updates directly, [click here to join my mailing list](#).



## What Are the Hidden Costs of Buying a Home in 2025?



**they don't tell you this**

Picture this: you've saved for the down payment and secured a pre-approval, but are you really financially ready to buy a home? In 2025, the price on the listing is only the beginning. **Before finalizing anything, I'm sharing five extra costs you need to prepare for when buying a home.** From inspections and escrow accounts and more, hidden costs can add up fast and throw your budget off track. By understanding these hidden costs now, you can confidently buy your dream home without added stress. To learn what they are, just check out my video!

[Watch the Video](#)

### Free Home Selling Strategy Session



This isn't guesswork. Your competitive edge starts with a free strategy call.

[Book a Call](#)

### How Much is Your Home Worth?



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

[Get Estimate](#)

Call or text me at [757-209-2045](tel:757-209-2045) 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](#).





## Pros and Cons of Living in Lexington



Living in Lexington offers a perfect mix of affordability and charm, with a relaxed pace of life and a welcoming community, but it comes with compromises. Many enjoy easy access to nearby cities, but the job market may be less robust. There's a lot to consider. I'll highlight the pros and cons, from cost of living to recreational opportunities, to help you decide if it's right for you. No city is perfect, but for many, this place checks more boxes than it misses. Click here to learn more about Lexington living.

[Watch the Video](#)

### Central Kentucky's Strongest Cash Offers



Do you want to skip the stress of going through showings and open houses? Get a guaranteed offer on your home today.

[Get a Cash Offer Now](#)

### Looking to Sell Your Home?



Get an up-to-date real-world home value estimate from a top local real estate agent and find out how much you could sell for and what timeline to expect.

[Get a Home Value Estimate](#)

Call or text me at [859-721-2200](tel:859-721-2200) or reply to this email to get an expert answer to questions you may have.

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## Will the Recent Rate Cut Lower Home Prices This Fall?



Everyone's asking the same question: "Will the recent rate cut finally lower home prices?" The truth is, there's no straightforward answer. **In this video, we'll explain what the Fed's move means for the housing market this fall.** We'll talk about how interest rates are changing, what's happening with inventory, and why pricing trends might be different depending on where you live. If you're trying to decide whether to buy, sell, or wait, check this out. Just click the link below to get started.

[Watch the Video](#)

### Find Out What Your Home Is Worth



Get a free home value estimate and sign up for a free home report.

[Get Estimate](#)

### Search All Homes For Sale



Browse all homes for sale on a map with photos, schools, prices, and more.

[Search All Homes](#)

Call or text me at [804-761-3129](tel:804-761-3129) or reply to this email to get an expert answer to questions you may have.

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[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](tel:512-771-7985) or reply to this email to get expert answers to questions you may have.

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## What's Happening in the Twin Cities Housing Market in Fall 2025?



Thinking about selling your home this fall? One of the most overlooked parts of the process is the home inspection, and how you handle it can make or break your sale. **That's why today, we'll explain why leaving during the inspection is one of the smartest moves you can make and how it helps create a smoother experience for buyers.** We'll also share why tree maintenance has become a hot topic this season and what the rise in inventory means for sellers. Get all the details you need to prepare your home and stay ahead in the fall market in our 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 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 [952-212-3597](tel:952-212-3597) 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](#).





## 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 blog, 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 blog to learn more.

[Learn More](#)



## Pinnacle Homes Group Is Hiring Real Estate Agents



New to real estate or just thinking about making the leap? It's easy to feel lost without the right support system. That's where we come in. **We're looking for motivated people at any experience level who want to build a successful real estate career.** With personal mentorship, structured coaching, and full support from our team, we'll help you get started the right way and stick with you as you grow. Check out our video to learn more about how we do things differently.

[Watch the Video](#)

### Search Homes



Search the entire MLS for homes located in Greater Fort Hood.

[Search Homes](#)

### Home Valuation



Find out what your home is really worth based on our detailed analysis.

[Home Valuation](#)

### Search All Homes



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

[Search Homes](#)

### Home Value Report



Find out your home value, home equity, and mortgage reduction and much more!

[Home Value](#)

Call or text me at [254-535-8792](tel:254-535-8792) 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 [407-499-8993](tel:407-499-8993) 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 Families and Retirees Are Relocating to the Gulf Coast



Ever wonder why so many families, retirees, and investors are relocating to the Mississippi Gulf Coast? Beyond the beaches, there's a powerful combination of affordability, job growth, and tax advantages drawing people in. In this video, I'll reveal **data-backed factors behind the moving trends to the Gulf Coast**. You'll learn about economic opportunities here, from major employers like Chevron and Ingalls to new military and veteran benefits that make life here sunnier, financially and literally. Check out my video to see why Mississippi ranks among the top states for relocation and retirement in 2025.

[Watch the Video](#)

### Expect Your Home SOLD!



We sell homes for more money, in less time, and with less hassle. We've served over 1,000 satisfied home buyers and sellers.

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### What is Your Home Worth



Get a fast and free estimate of your home's current market value based on comparables, local trends, and other market data.

[Discover Your Home's Value](#)

Call or text me at [228-215-1861](tel:228-215-1861) or reply to this email to get an expert answer to any questions you may have.

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**The Donnelly Group**  
of KELLERWILLIAMS Flagship of Maryland

## Anne Arundel County Real Estate: 2024 vs 2025 Market Snapshot



The Anne Arundel housing market is shifting again. Compared to July 2024, sales are flat, pending contracts are slipping, and days on the market are up 42%. **Prices are still rising, but active listings jumped 40%, giving buyers more choice and sellers more competition.** If you're planning to buy or sell this year, here's what you need to know to stay ahead of the curve.

[Watch My Video](#)

### Ready to Sell?



Let's get together if you are curious just how much your home has gone up in value.

[Book a Call](#)

### Get Pre-Qualified



Complete the form and a member of our team will help you get started on your home search.

[Get Started](#)

Call or text us at [\(443\) 308-4918](tel:443-308-4918) 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 Your Real Estate Sale Supports Tennessee Foster Kids



Buying or selling a home with the FYKES Realty Group does more than close deals – it supports foster families and children across Middle Tennessee. While I was teaching my son to drive, it reminded me of every kid who needs someone in their passenger seat, cheering them on. Community and giving back is such a massive part of our mission. In this video, I share a bit more about our partnership with Tennessee Kids Belong and how a simple referral to our team doesn't just get your friend expert service; it provides crucial resources for foster kids and families. Check out the link below to see how your next move can help us support kids and families in our community!

[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](tel:615-315-9223) 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 AB121 Impacts Nevada Property Managers & Landlords



Are you prepared for Nevada's new rental law, AB 121? This new legislation takes effect on October 1st and is causing massive confusion for landlords and property managers across the state. That's why I created this video to distill the key points you need to know. You'll learn about the new mandate for a fee-free payment method (and why cash might be your only option), the new rules for listing charges on your lease, and strict guidelines for application fees. Click the link below to watch the breakdown and ensure you're compliant before the deadline.

[Watch My Video](#)

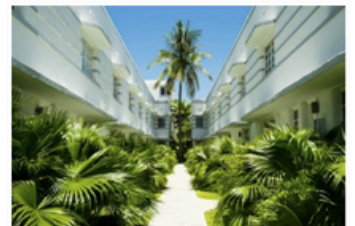
### OUR SERVICES



GUARDIAN REALTY offers expert urban Nevada real estate services, backed by deep knowledge of the region's history and properties.

[OUR SERVICES](#)

### REQUEST A CONSULTATION



Phone call with Danielle Gallant with Guardian Realty.

[REQUEST A CONSULTATION](#)

Call or text my team at [\(725\) 220-GRIP](tel:725-220-GRIP) or reply to this email to get an expert answer to question you may have

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### 3 Things That Scare Homebuyers Away (and How To Fix Them)



Fall in Grand Rapids means cooler weather, cozy homes, and the busy home-selling season. But it's also when small problems can turn buyers away fast. In this video, I'm breaking down **the top three things that spook buyers: lingering odors, deferred maintenance, and dark rooms.** You'll learn how to identify and fix each one before they hurt your sale. Don't let small issues ruin your home's first impression in the link below.

[Watch the Video](#)



### The Hidden Costs of Myrtle Beach Condo Ownership



Thinking about buying a condo in Myrtle Beach? Many buyers jump in excited about the ocean view, but don't realize how quickly the hidden costs can add up. **I'll walk you through the real expenses that come with condo ownership and how to plan for them wisely.** From HOA dues and management fees to those surprise special assessments, you'll learn how to spot strong properties, avoid costly surprises, and make a smart long-term investment. Click the link below to get the full details.

[Watch My Video](#)

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

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





## 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, 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.

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## Top Reasons Buyers Cancel a Home Sale



Selling your home? Here's one thing sellers never anticipate: Even if you've accepted an offer, you're still not guaranteed a sale. It's incredibly frustrating to invest time and energy only to have the deal fall through from a surprise inspection or financing issue. In this video, I'll walk you through the five most common reasons buyers back out and how to prevent them. Whether you're selling soon or already have an offer in hand, this will help you stay one step ahead and make it to closing day with confidence.

[Watch the Video](#)

### Free Strategy Call



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

[Book a Call](#)

### Discover Your Home's True Value



Get a personalized home valuation directly from an experienced agent.

[Get Estimate](#)

Call or text me at [240-416-3444](tel:240-416-3444) 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](#).



## Schedule A Strategy Session

Get the most from your next move

## Plan Your Next Move With a Discovery Call

Real talk about your options in today's housing market.

[Book a time here](#)

Hey Everyone,

I just wanted to pop into your inbox with a quick reminder. If you ever find yourself wondering about the market, thinking about moving, or are just curious what your home might be worth, I'm here to help.

We can set up a Discovery Call whenever you're ready. It's our chance to talk through your questions, look at what's happening right now, and explore your options at your pace.

Think of it as catching up over coffee, with a little real estate sprinkled in.

Here's my calendar if you'd like to connect:

[Book Your Discovery Call](#)

I'm always happy to connect, and would be honored to be Your Answer to Real Estate!

**Christi Hill**

Fill out this form to schedule a quick strategy call. We'll talk through your goals and outline clear next steps that fit your timeline.

Are you looking to buy or sell?\*

Buy

Sell

What is your timeline?\*

ASAP

1-3 Months

3-6 Months

6+ Months

Email\*

social@getvyr.com

First Name\*

Vyrat

Last Name\*

Marketing

Phone\*

+1 (234) 567-8900

[Schedule Now](#)

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





## Join My VIP Des Moines Homebuyer List

Find off-market homes you can't find on Zillow.

[Join the VIP Homebuyer List](#)

Friends and clients,

Are you tired of seeing the same listings pop up online, only to find out they're already under contract or not quite what you're looking for?

There's a whole market of homes here in Des Moines that never hit Zillow, Redfin, or Realtor.com. These sellers want privacy, often due to job changes, family transitions, financial shifts, or just wanting to "test the waters" without going public.

This September, I'm inviting serious homebuyers to join my **VIP Homebuyer List**, where you'll get **exclusive access to hidden, off-market listings** in Des Moines before anyone else hears about them.

[Join my VIP homebuyer list](#)

First, I'll confirm you're ready to buy (either pre-approved or cash-ready). Then, I'll send you confidential details, including photos and video walk-throughs. When you're interested, I'll arrange a private showing or virtual tour. **I'll guide you through the entire offer and negotiation process, off the market and on your terms.**

### You'll get:

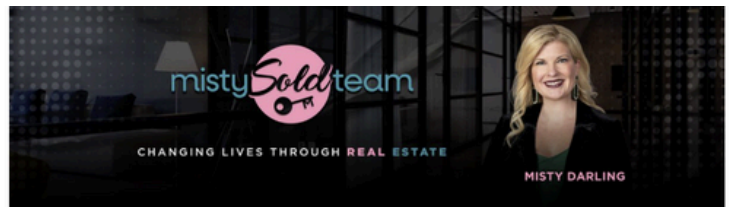
- Early access to private inventory before it's public
- Direct negotiation with motivated sellers
- Less competition = stronger offers
- Personalized service every step of the way

If you're thinking about buying in 2025 and want a competitive edge, *this is your opportunity to access properties no one else sees.*

And if you're a homeowner considering selling discreetly, call me or simply reply to this email. I'll match you with a pre-approved buyer from my list who's ready to make a move.

Have a great day,

**Misty Darling**



## Join My VIP Homebuyer List

Get first access to hidden, off-market homes.

Some of the best homes never hit the market. Join my VIP Homebuyer List to get exclusive access to off-market listings that sellers want to sell privately and won't post on Zillow, Redfin, or Realtor.com. I'll send you confidential property details, arrange private showings, and help you make competitive offers before the public even knows these homes are for sale.

Email\*

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

Full Name\*

Vyrat Marketing

Phone\*

+1 (123) 456-7890

Do you have a preferred neighborhood?\*

N/A

Can you tell us more about your budget and preferences?\*

N/A

Submit

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



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## 2025 Free South Central Wisconsin Fall Home Selling Guide

Learn how to price, market, and prepare your home for sale, as well as successfully navigate the closing process, with this free eBook.

[You can download your free home selling guide here. \(PDF\)](#)

Clients and friends,

Are you thinking about selling your South Central Wisconsin home soon?

Home prices are still high, and rates are still tough for most homebuyers. The days of listing a home on the market and it "flying off the shelf" are behind us.

If you're thinking about putting your home on the market this year, we invite you to download our latest home-selling guide that's been updated for our Fall 2025 real estate market.

[You can download your free home selling guide here. \(PDF\)](#)

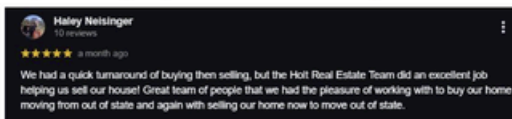
**We'll explain everything you need to know to sell your home for the most money with the least stress.**

You'll learn:

- Preparing & staging your home for sale
- Pricing your home with current market trends
- Repairs to make before selling
- How to find out how much your home is worth
- How to get professional photos for marketing

You may also wonder if prices are projected to rise or fall... or how much competition you may be facing in your market. The free eGuide will answer many of your questions and likely bring up a few things you haven't even thought about yet.

We put these strategies in place for a client and here's what they said...



If you have any questions about selling or buying a house or what's happening now in our South Central Wisconsin real estate market, just call or email us.

Enjoy the free guide!

Holt Real Estate Team



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## Free 2025 Home-Selling Guide

Learn how to sell your home for top dollar.

Learn how to price, market, and prepare your home for sale and navigate the closing process for a successful closing with this free eBook [PDF]. Fill out the fields below to get started.

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social@getvyr.com

Full Name\*

Vyr Marketing

Phone Number

+1 (123) 456-7890

Download Now

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





## See How Much Your Chicagoland Home Could Sell for This Fall

Know what your property is worth in today's shifting market.

Enter your home address to get your free home value

Are you curious about what your home could sell for right now?

Many homeowners are sitting on more equity than they realize. With interest rates fluctuating and inventory still tight in many neighborhoods, home values have shifted in 2025. Whether you're thinking about selling soon or just planning ahead, knowing what your home is truly worth now will help you get ahead.

That's why we're offering a **free, no-obligation home value estimate**. It's quick, personalized, and based on the most up-to-date market data in your neighborhood, and not some automated guess from online sites.

Here's what you'll get when you request your free estimate:

- A detailed analysis of your home's current market value
- Recent comparable home sales in your area
- Local market trends and buyer demand insights
- A recommended price range if you decide to list

[Get your free home value report here.](#)

This report will give you a clear idea of your home's worth and options, whether you're ready to sell now or just want to plan ahead. It's 100% free and confidential.

Have questions or want to chat about timing the market? Simply reply to this email. We're here to help.

**The Kite Team**



## Free Home Price Estimate

Get a real-world home value estimate that's accurate

Find out what your home is worth based on my detailed analysis.  
You'll receive an accurate value based on current market trends with 6 simple questions.

Enter your full address\*

Please include your city and state.

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

Are you thinking of selling soon?\*

ASAP

1-3 Months

3-6 Months

6-12 Months

12+ Months

Not planning to sell

What is the condition of your home?\*

Needs nothing

Needs a little work

Needs significant work

Tear down

What type of property is this?\*

Single-family home

Condominium

Townhouse

Vacant lot

Mobile home

Other

Get Estimate

Upon your submission, you agree to our Privacy Policy and that we may contact you.



## Curious How Fall Is Shaping Your Home's Market Impact?

Local trends are shifting. See what's really happening in your neighborhood this season.

[Get your Market Impact Report](#)

As the leaves start to change, so does the real estate market — and fall is shaping up to be an interesting season for homeowners.

You've probably seen headlines saying prices are up... or down... or both! The truth is, *real market trends vary by neighborhood and is hyper local*. Curious what's actually happening around your street or subdivision?

I've been tracking local sales, price shifts, and new listings, and I can show you how your home's value may have been impacted — and what that means for your long-term wealth strategy.

If you'd like a quick market Impact report or a personalized report for your neighborhood, just hit reply or click below and I'll send it your way.

[Get your free market impact report here.](#)

**Let's explore your market together — and see what opportunities this fall may bring.**

Best,  
**Kevin McCarthy**  
Savvy Real Estate Group



## Free Market Impact Report

Get insight into your area's market trends.

See how local trends and sales are impacting your neighborhood's market. You'll receive a personalized Market Impact Report based on current local data — all from just 6 quick questions.

Enter your full address\*

Please include your city and state.

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

Are you thinking of selling soon?\*

|                      |                       |
|----------------------|-----------------------|
| ASAP                 | *                     |
| 1-3 Months           | <input type="radio"/> |
| 3-6 Months           | <input type="radio"/> |
| 6-12 Months          | <input type="radio"/> |
| 12+ Months           | <input type="radio"/> |
| Not planning to sell | <input type="radio"/> |

What is the condition of your home?\*

|                        |                       |
|------------------------|-----------------------|
| Needs nothing          | *                     |
| Needs a little work    | <input type="radio"/> |
| Needs significant work | <input type="radio"/> |
| Tear down              | <input type="radio"/> |

What type of property is this?\*

|                    |                       |             |                       |
|--------------------|-----------------------|-------------|-----------------------|
| Single family home | *                     | Condominium | <input type="radio"/> |
| Townhouse          | <input type="radio"/> | Vacant lot  | <input type="radio"/> |
| Mobile home        | <input type="radio"/> | Other       | <input type="radio"/> |

Roughly, when was your home built?\*

|               |                       |
|---------------|-----------------------|
| 2000 or later | <input type="radio"/> |
| 1990s         | <input type="radio"/> |
| 1980s         | <input type="radio"/> |
| 1970s         | <input type="radio"/> |
| 1960s         | <input type="radio"/> |
| Before 1960   | <input type="radio"/> |

[Get Estimate](#)

Upon your submission, you agree to our Privacy Policy and that we may contact you.