



August PLACE Newsletter

August 1, 2025

Here are the featured PLACE marketing examples that worked well in July.

Class is every Monday at 3pm EST to improve your results. Nick Waldner is your instructor this month. Register at www.getvyral.com.

Enclosed are your two (2) suggested video topics and (1) lead generation campaign for both consumers and agent recruiting in September. Custom topics are available.

If you're not a client, your first video is free. We interview you "talk show" style for 10 minutes using Riverside.com on your phone/webcam. We do the heavy lifting after that.

Call my cell 402.515.5438 or email me frank@getvyral.com with questions.

Stay resilient, profitable, and H.E.A.L.T.H.y.

Frank

Training Calendar

Learn how to market yourself as a homeownership consultant and trusted advisor more effectively to your existing sphere/database (MST/Arizona)

Aug 25 12:00 PM : Class #1: The System; Explained

Aug 1 12:00 PM : Class #2: Building a Permission-Based Database (Step #1)

Sep 8 12:00 PM : Class #3: The 36-Touch Marketing Plan (Step #2)

Sep 15 12:00 PM : Class #4: How to Set More Appointments (Step #3)

Sep 22 12:00 PM : Class #5: Filming Better Videos

Sep 29 12:00 PM : Class #6: Properly Marketing Your Videos

Oct 6 12:00 PM : Class #7: Generating Better Leads

Oct 13 12:00 PM : Class #8: Including Vendors to Zero Cost

Register at www.getvyr.com/system

September 2025 Topics

Suggested topics only. Custom topics available.

Real Estate Agent

Video #1: Are we headed into a buyer's market?

Video #2: Should I get my home pre-inspected before listing it?

Lead Campaign: Join My VIP Home Buyer List

Real Estate Recruiting

Video #1: How do I present commission options to a seller?

Video #2: How do I determine the best price to list a home?

Lead Campaign: Watch My Office Tour Video

See more at www.getvyr.com/topics



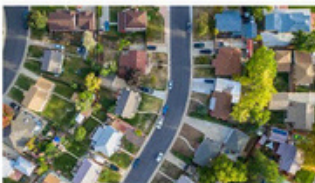
June 2025 Arizona Housing Market: Key Trends for Buyers & Sellers



Every summer, we expect more listings, but this year's data stands out. Inventory in the Prescott area is the highest we've seen since 2015, while buyer activity hasn't caught up due to rates. We've been tracking these numbers closely, and today we'll share those insights to help our clients adjust their strategies. One thing we've observed is that homes are staying on the market longer, and sellers are competing more aggressively, all while buyers remain hesitant to enter the market. Check out my latest video for the full market update.

[Watch My Video](#)

Looking for a home in Prescott?



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 [928-710-7007](tel:928-710-7007) 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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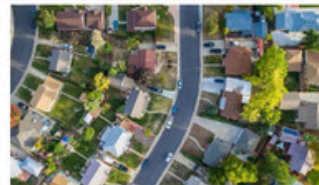
3 Key Factors That Help Homes Sell Faster in Arizona's Shifting Market



What if you could sell your home faster without relying on luck? Today's buyers are well-informed. They scroll, compare, and spot a good deal when they see one. That's why your home needs to stand out from the first click. I'll walk you through three things that truly matter when selling your home: condition, location, and price. If you get these right, you'll sell your home faster and get better offers. Check out my latest video to learn how to position your home for success, even in a tricky market.

[Watch My Video](#)

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Our Journey to Top Agent Status in AZ



They told us we wouldn't make it in Flagstaff. We were new in town, had no network, and not a single lead to start with. But we didn't let that stop us. We hired a coach and assistant and followed a solid plan. **Today, we're proud to be #1 with eXp Realty in Arizona and ranked #6 nationwide, and now, we're looking for new partners.** If you've got just two hours a day and the fire to succeed, we'll provide the tools and support you need to build your business from the ground up. Check out my latest video to learn more about our journey in real estate.

[Watch My Video](#)

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How PLACE Helped Me Turn My Real Estate Hustle Into a Scalable Team



Are you still trying to juggle everything in your real estate business alone? I was closing 70 deals a year but missing time, freedom, and opportunities. **In this video, I share why I finally shifted to building a team and how PLACE gave me the tools to do it right.** You'll hear how this approach helped me protect my future, support other agents, and reclaim my time. If you're ready to grow without giving up everything else, check out my video.

[Watch My Video](#)

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How Do You Ensure an Offer on Your Home Won't Fall Through Before Closing?



Is getting "top dollar" your only focus when selling your home? While a high price is appealing, it's not the only factor that gets you to the closing table. **Today, I break down some of the essential details of a strong, dependable offer with the highest chance of success and the lowest risk.** First, examine their down payment, financing, and lender's reputation to ensure they have a reliable and solid financial plan. Check out my latest video to find out what truly matters for a successful sale.

[Watch My Video](#)

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Home Value Report



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

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Get A Personalized Vendor List for Your Portland Home Upgrades



Worried about hiring the wrong contractor for your home renovation in Portland, Oregon? A "one-size-fits-all" vendor list rarely works because every project and homeowner is unique. **That's why we take the time to understand your goals and connect you with a skilled, available, and interested professional.** Our personalized approach ensures a better fit, leading to successful outcomes and your peace of mind. Stop relying on random online searches. Check out my latest video to get trusted vendors that are a perfect match for your home project.

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The Top Advantages of Buying a New Construction Home



Are you a first-time homebuyer worried about high upfront costs? With closing fees, repairs, and appliances, buying a home can feel financially out of reach. That's why today, I'll show you how new construction homes can ease that burden through builder incentives, included appliances, and fewer maintenance needs. You'll learn how buyers are getting into new homes with less stress, less cash, and more support from builders. Get the full details in my latest video.

[Watch the Video](#)

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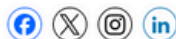


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Why Home Staging Helps Homes Sell Faster



Is your listing not getting enough attention? Maybe it wasn't staged. Buyers shop with their eyes first, and online listing photos are where it all begins. That's why our team partnered with Joseph Williams Interior to include staging in our process. **Staging adds clarity, cohesion, and warmth to a home, transforming it into a space that buyers can immediately connect with.** Check out our latest video to learn how staging can shorten your time on the market and boost your sale price.

[Watch the Video](#)

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How To Prepare Your Home for Sale in 2025's Shifting Market



Are you tired of feeling like you're losing leverage in your home sale? Outdated pricing and a lack of understanding about current buyer demands can keep your property from selling. **We'll break down the critical factors influencing today's sales, from the correct pricing to preparing your home and team that can help you sell.** You'll learn how to price your home right and attract the right buyers, even when the market feels uncertain. Check our latest video to hear more.

[Watch the Video](#)

Home Value Report



Join over 300,000 homeowners in finding your home's value.

[How much is your home really worth?](#)

Instant Cash Offer



Provide details about your home and get a no obligation cash offer.

[Sell Your Home For More Money.](#)

Call me at [\(209\) 833-4000](tel:2098334000) or reply to this email to get an expert answer to questions you may have

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How To Handle Multiple Offers on Your Home



Are you receiving multiple offers on your home and unsure which one to choose? While this sounds ideal, it can lead to confusion if you don't know what to prioritize. Today, I'll break down how to evaluate competing offers, handle buyer agent fee requests, and focus on your net proceeds. I'll also share why the highest price isn't always the best offer and how to avoid common mistakes. Get the full breakdown in my latest video.

[Watch the Video](#)

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What's Happening in the Housing Market This Summer 2025?



The summer 2025 housing market is full of mixed signals. In some cities, home prices are climbing fast, while others are seeing slowdowns or price drops. I'm sharing **three current housing trends using up-to-date local market data to help you understand what's really happening in today's summer market**, whether you're buying or selling. Check out my latest video to learn more!

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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](#).



What Are the Best Things To Do in Madison This Summer?



Are you trying to make the most of summer in Madison but unsure which events are actually worth your time? I know the best spots you don't want to miss this summer. Today, I'll highlight **four standout experiences that bring together music, art, nature, and local flavor**. From lakeside paddleboarding to an open-air concert series, you'll get a preview of what makes each one a top pick. Get the full details in my latest video.

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How We Went From Zero to 1,200 Listings Using One System



What does it really take to go from zero to 1,200 listings? For years, I relied on memory and a notepad, constantly worrying about what I might forget. In this video, I'll share the 162-point system we built over 21 years to make sure nothing gets missed. **You'll see how having a clear structure, a dedicated team, and refined systems helped us deliver better results with less stress.** Get the full story and find out how this approach can work for you.

Watch the Video

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Home Value Report

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findmarylandhomelistsings.com



How To Prepare Your Maryland Home for a Successful Sale This Summer



Are you planning to sell your Maryland home this summer and want to make sure it stands out? With high interest rates and cautious buyers, even small oversights can hurt your chances. Today, I'll explain three essential steps to prepare your home for a successful sale this season. **You'll learn how to handle repairs, stage for a broad audience, and create a seamless showing experience.** By the end of this video, you'll have a clear plan to make your home feel move-in-ready and more appealing to today's market.

Watch the Video

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Home Value Report

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Check Out 3 Proven Strategies To Generate Seller Leads



Are you struggling to find seller leads in today's real estate market? Many agents are unsure where to turn, especially as buyer activity shifts and competition increases.

Today, I'll go over three proven ways to generate seller leads using your database, past buyers, and performance-based lead platforms. These methods help uncover motivated homeowners and keep your listing pipeline full. Check out my video to learn more!

[Watch the Video](#)

Grow Your Real Estate Business



Discover the best path for you. Schedule a Growth Planning Session today.

[Book Your Session](#)

Career Opportunity Guide



Discover how you can leverage PLACE systems, models, and support to help you grow.

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The Secret to Selling Your Home Fast: 3 Key Things To Do



Are you looking to sell your home in the near future? You can still get a great deal in this market, but you might need to put in a little work first. Buyers right now are strapped for cash due to higher interest rates and home prices, so they won't have a ton of extra funds ready for repairs. That's why, right now, making repairs before you hit the market is more important than ever. Today, I'll go over how you can prepare your home for the market, which repairs you should make, and explain why fixing your home upfront is worth it. To learn more, check out this video.

[Watch Our Video](#)

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Can You Buy a New Home Before Selling Your Current One?



What happens if you find your dream home before selling your current one? Many buyers face this challenge and worry about juggling two mortgages or losing out on their ideal home. **That's why today, I'll reveal three smart strategies like sale contingencies, bridge loans, and rent-back agreements to help you navigate the process smoothly.** You'll learn how to minimize financial risk and make a strong offer even before your home sells. Learn more in my latest video.

[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](#)

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Home Sellers: Don't Waste Money on These Pre-Sale Repairs



A seller once asked me, "Do I really need to spend \$15,000 on a new roof before I list?" Most sellers tend to think that expensive repairs mean a higher sale price, but that's not always the case. I made this video to walk you through **repairs buyers actually care about, which updates help you sell faster, and how to avoid spending money that won't increase your sale price.** You'll also learn how offering a credit instead of doing the work yourself can save you time, money, and stress. Before you spend a fortune on pre-listing repairs, check out this video.

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Will New Tariffs Make Homes More Expensive?



Are you planning to buy, build, or finance a home soon? If you are, you might be in for some bad news: President Trump's newly announced tariffs—10% on most imports and 25% on foreign vehicles—could significantly affect your plans. Today,

We'll explain how **these tariffs are expected to raise construction costs, potentially keep mortgage rates higher for longer, and reduce homebuyers' purchasing power.** All these might seem daunting, but understanding these changes is key to making smart and informed decisions. To learn what steps you can take to navigate the evolving real estate landscape, just check out our video.

[Watch Our Video](#)

Call or text us at **336-559-6344** or reply to this email to get an expert answer to questions you may have.



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What's the Secret to Selling Quickly in Today's Market?



Are you considering selling your home this spring? A pre-listing inspection is one of the smartest ways to sell faster in today's market. We'll share three powerful reasons why **this step in the listing process gives you a competitive edge, helps you avoid surprises, builds buyer confidence, and gives you leverage during negotiations.** Learn more about how a pre-listing inspection can work in your favor by clicking the link below!

[Watch Our Video](#)

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What Are the Closing Costs When Selling a Home in New Jersey?



If you're thinking of selling your home in New Jersey, understanding the different closing costs is crucial. These costs can add up quickly, and you'll be surprised by how much will be left to you once you've paid them off, especially if you are unaware. **That's why today, I'll break down the different closing costs home sellers should know so you won't be caught off guard.** From realty transfer taxes to agent commissions, you'll learn what these fees are and how to handle them. Hear the rest in my latest video.

[Watch My Video](#)



3 Expert Tips To Sell Your Home Fast in a Tough Market



Feeling frustrated by low offers or no interest in your home? It can be tough to sell in a crowded market if you're not sure how to position your home. **I want to share three strategies from my recent listings to attract serious buyers and increase your home's value.** For instance, pricing your home below market value can create urgency and trigger a bidding war, potentially raising your sale price. Click the link to check out my latest video for more home-selling tips.

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Empowering Your Move With Proven Expertise



Schedule a free 1-on-1 session to discover all of your selling options.

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Considering Selling Your Home?



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See You at Our Annual Home Seller Seminar Tomorrow



Are you ready to discover how to successfully sell your home? Join our Annual Home Seller Seminar tomorrow from 11:00 a.m. to 2:00 p.m. located at the Keller Williams Building at 3035 C Street. Whether you're a first-time buyer or have sold a house before, you'll gain valuable insights on how to sell your home effectively. By the end of the seminar, you'll have a better understanding of the market and feel more confident in your selling journey. Check out my latest video for some helpful reminders about tomorrow's event.

[Watch Our Video](#)

Search All Homes



Explore Every Listing, Find Your Perfect Home!

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What's Your Home Worth?



Discover Your Home's True Value Today!

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Info@DarWalden.com



See You at Our Annual Home Seller Seminar Tomorrow



Are you ready to discover how to successfully sell your home? Join our Annual Home Seller Seminar tomorrow from 11:00 a.m. to 2:00 p.m. located at the Keller Williams Building at 3035 C Street. Whether you're a first-time buyer or have sold a house before, you'll gain valuable insights on how to sell your home effectively. By the end of the seminar, you'll have a better understanding of the market and feel more confident in your selling journey. Check out my latest video for some helpful reminders about tomorrow's event.

[Watch Our Video](#)

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](tel:(907)240-2804) 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.](#)

Dar Walden
Keller Williams Realty
3035 C St
Anchorage, Alaska 99503 US
[\(907\) 240-2804](tel:(907)240-2804)
Info@DarWalden.com





Is Your Fear of Rejection Costing You Listings?



Is your fear of rejection in real estate prospecting costing you listings? A lot of agents hold back from making calls because they're worried about awkward conversations or getting shut down—but you don't have to. Today, I'll share three simple strategies that make prospecting feel more natural and less intimidating. One tip: lead with local market insights, not a sales pitch. Check out this video to learn more.

[Watch the Video](#)

Build Smarter, Grow Faster



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

[Book a Strategy Call](#)

Your Potential Has No Ceiling —Let's Prove it



Our agents close more transactions in their first year than the average agent. We'll put you on a plan for success.

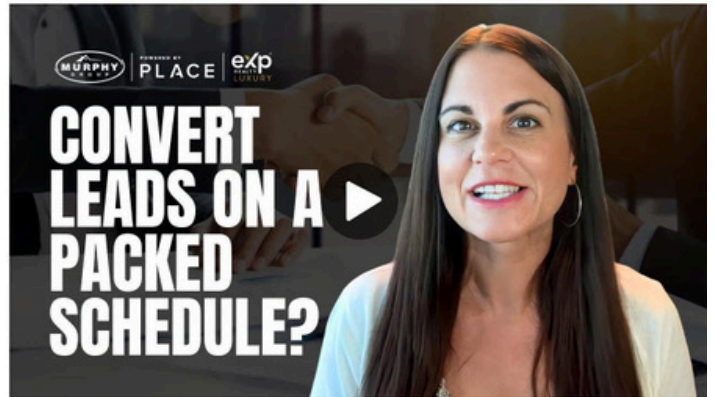
[Apply Now](#)

Call or text me at NJ: [856-446-0601](tel:856-446-0601) or AZ: [480-944-0066](tel:480-944-0066) or reply to this email to get expert answers to questions you may have.

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Can You Still Convert Leads When Your Schedule Is Packed?



If you're feeling overwhelmed trying to keep up with follow-ups while juggling a packed schedule, you're definitely not alone. I've been there too, and I know exactly what can help. Today, I'm breaking down three simple, effective strategies to help you stay consistent with your follow-up, even when things feel chaotic. You'll learn how to quickly connect with leads using a solid opener, keep your messages short and focused, and follow up without overthinking it. If you're ready to stay sharp and keep your momentum strong this spring, check out my full video!

[Watch the Video](#)

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[Apply Now](#)

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Should We Make Repairs Before Listing Our Home?



Are you planning to sell your home soon? Despite the current market conditions, you can still secure a great deal—but a little prep work may be needed first. With higher interest rates and home prices, buyers have less wiggle room for repairs, making it more important than ever to address any issues before listing. **In this video, we'll walk you through how to prepare your home for the market, highlight which repairs matter most, and explain why fixing things upfront can pay off.** Watch the video to learn more!

[Watch The Video](#)



The Hodgkins Homes Team of Hunt Real Estate
Powered by PLACE
Info@HodgkinsHomes.com
(315) 449-6697
www.HodgkinsHomes.com

A New Expert Joins The Hodgkins Homes Team



We're so excited for you to meet the newest member of the Hodgkins Homes team! Taylor Kanavy brings years of experience and a strong background in customer service. Watch Taylor share how he's already making an impact with local buyers. **You'll see what makes him a valuable addition to the team and how he's helping clients meet their goals.** Take a minute to meet Taylor and see what he can do for your real estate journey.

[Watch the Video](#)



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www.HodgkinsHomes.com

is



How Much Does It Cost To Buy a House in 2025?



Think the sale price is the only cost when buying a home? Many buyers are caught off guard by the actual expenses they face before and during closing, and that surprise can delay or even derail the purchase. Today, I'll break down the full list of out-of-pocket costs you'll need to plan for when selling a home in 2025, whether you're paying cash or using a loan. For example, even buyers with 100% financing often still need to cover a \$500 deposit, \$450 appraisal, and up to a year of homeowners insurance upfront. Get the full breakdown in my latest 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.

[Home Search](#)

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](#)

More Choice in Mortgage Solutions



Our mortgage loan originators help you find the right mortgage for your unique needs.

[Get Pre-Approved or Refinance](#)

Call or text me at [\(985\) 789-8717](tel:985-789-8717) or reply to this email to get an expert answer to questions you may have.

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www.FindNolaHomes.com

MEET THE TEAM The Tepper Group



Gregg Tepper



Jane Garcia



David Lockee



Brandon Durscher



Nicole Landry

www.findnolahomes.com



3 Mortgage Options for Self-Employed Homebuyers



One of my clients recently said, "I make good money, but because I'm self-employed, I keep getting denied for a mortgage." If you've run into the same issue, you're not alone—and there are real solutions. I made this video to walk you through three mortgage options designed specifically for self-employed buyers, gig workers, and 1099 earners. You'll see how bank statement loans, non-QM programs, and 1099-only loans can help you get approved without relying on traditional tax returns. If buying a home feels out of reach because of how you earn, this is the breakdown you need. Check out the video and see which option could work for you.

[Watch My Video](#)

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TGroup@kw.com
www.FindNolaHomes.com

MEET THE TEAM The Tepper Group



Gregg Tepper



Jane Garcia



David Lockee



Brandon Durscher



Nicole Landry

www.findnolahomes.com



What's Stopping Your Home From Selling This Summer?



Is your home sitting on the market longer than expected? The summer real estate landscape has shifted, and many sellers are finding it harder to stand out. In this video, I'll break down three key factors that may be holding your home back: pricing, condition, and marketing. You'll learn what buyers are really looking for right now and how to give your listing the competitive edge it needs. Learn more in my latest video.

[Watch the Video](#)

Unmatched Home Selling Expertise



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

[Request a Call](#)

What is Your Home's True Value?



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

[Get Estimate](#)

Need a Lender You Can Trust? Meet Dustin

ENVOY MORTGAGE
Dustin Hutley
Branch Manager, NMLS: 1534848
Licensed in WA, MT, OR, TX
541-282-4690
www.envoymortgage.com
dustin.hutley@envoymortgage.com
5206 Whidbey Ave Ste 1076/10 A/B/C
Oak Harbor, WA 98277



Dustin Hutley is a dedicated mortgage professional who puts his clients first, making sure they feel valued throughout the homebuying journey. With years of experience and great rates, he tailors strategies to help improve their financial futures. Known for his honesty, Dustin offers clear communication and quick service, making the process easy and stress-free. Clients appreciate his genuine care and friendly approach, knowing he truly looks out for their best interests. Whether you're buying your first home or refinancing, you can rely on Dustin for expert help and support. Feel free to contact Dustin at (541) 282-4690 or dustin.hutley@envoymortgage.com.

[Learn more](#)

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Voted one of the Top 5 Best Home Inspectors in Clark County, WA, by The Columbian in 2018, 2019, 2020, 2021, 2023, and 2024.

[Request a Call Today](#)

Call or text me at **360-800-1334** 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](#).



Selling Your Home in the Pacific Northwest? Start With These 3 Steps



Are you worried your home might not stand out in today's market? Pacific Northwest buyers are very picky and scrutinize every detail. That's why today, I'm sharing why minor fixes, strategic staging, and a planned showing approach are more crucial than ever for attracting strong offers. This empowers you to create a lasting first impression, ensuring your home sells faster and for the best possible price. Check out my latest video to learn more.

[Watch the Video](#)

Unmatched Home Selling Expertise



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Oak Harbor, WA 98277



Dustin Hutley is a dedicated mortgage professional who puts his clients first, making sure they feel valued throughout the homebuying journey. With years of experience and great rates, he tailors strategies to help improve their financial futures. Known for his honesty, Dustin offers clear communication and quick service, making the process easy and stress-free. Clients appreciate his genuine care and friendly approach, knowing he truly looks out for their best interests. Whether you're buying your first home or refinancing, you can rely on Dustin for expert help and support. Feel free to contact Dustin at (541) 282-4690 or dustin.hutley@envoymortgage.com.

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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](#).

7 WAYS TO BOOST CURB APPEAL IN ARIZONA'S HOUSING MARKET



Are you worried your home in Arizona isn't making the right first impression on buyers? In a market flooded with options, it's easy for properties to blend in and get overlooked. **We share how focusing on curb appeal, from a fresh front door to a tidy backyard, can draw in serious homebuyers.** Start by refreshing your front door, as it's the first thing they'll see. If you want more practical steps to help your home stand out, check out our latest video!

[WATCH NOW](#)

AHG TESTIMONIALS



The Arizona Home Group is a fantastic team to work with! They're professional, experienced, and incredibly client-focused. Every interaction was smooth and well-communicated, and it's clear they bring both heart and expertise to the table. They made the process feel easy and stress-free. I wouldn't hesitate to recommend them to anyone looking for a reliable and thoughtful real estate team.

★★★★★
Steffanie B.

HOW TO PRICE YOUR HOME TO SELL IN 2025



Why are so many Phoenix homes sitting on the market with no offers? A seller asked me that exact question, and honestly, it's something every homeowner needs to hear right now. So I made this video to break down **what's really happening in the Phoenix housing market**, why listings are stalling, and what you can do to avoid the same mistake. You'll learn how to price your home the right way, attract serious buyers, and avoid chasing the market down. To learn more, just click the link below!

[WATCH NOW](#)

AHG TESTIMONIALS



I was so pleasantly surprised by a random stopover to see an open house in a neighborhood that I have always liked, to find myself putting in an offer well before I was prepared.

From the moment we arrived Irina was friendly, positive, professional, knowledgeable and very pregnant! She walked me through the process and communicated all the steps necessary. She recommended a lender who drew up the prequal letter and we were off! We successfully closed without any glitches. Irina guided me through the entire process and took a very stressful situation and made it manageable. She was very thoughtful and attentive to my sensitivities. She certainly went above & beyond my expectations.

★★★★★
Bruce R.



Book a Free One-on-One Real Estate Coaching Call

Let's fix the #1 thing holding you back from selling more homes.

[Book a Time On My Calendar](#)

I'm offering a free coaching session this month to help you break through whatever's keeping your business from moving forward.

This isn't fluff. It's a focused, results-driven call where we'll tackle the areas where you feel stuck—whether it's systems, sales, or strategy.

We can dive into topics like:

- How to boost your marketing and lead gen
- Fixing weak points in your follow-up or conversion
- Streamlining operations so you can scale without burnout
- Navigating rising rates and low inventory with confidence

Here's how the call will go:

- You'll tell me where you are now
- We'll define where you want to be
- We'll uncover what's working—and what's not
- I'll identify the roadblock and help you solve it
- Together, we'll create a focused action plan
- Then we'll schedule a follow-up to check progress

Before the call, I'll send over a quick questionnaire so I can come prepared. I'll even review your online presence—just like a modern consumer would—and offer feedback you can act on immediately.

I'll record the session and send it to you so you can refer back to it anytime.

And if you're curious about how I am running two teams in two totally different markets across the country from each other, I'll share it all.

You're also welcome to ask me about anything I'm doing in my business to sell several homes a year here in Arizona and New Jersey. I'm happy to share anything with you - just ask me what you want to know.

[Book a time on my calendar here](#)

Let's fix what's holding you back. I'm looking forward to hearing your goals and helping you move forward.

Talk soon,
Mary Murphy



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PLACE



FREE Business Planning Meeting

Request a free one-on-one business coaching meeting

You'll write a marketing and lead generation plan you can implement (at any brokerage) to help you earn commission income. You'll book your 60-minute time on the next page when it's convenient for you. No cost or obligation to join our team.

Email*

Full Name*

[Book a Phone Call](#)



Want to know what your Prescott home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

I wanted to reach out and offer you a personalized home value estimate, especially if you're thinking about selling in 2025. Even with mortgage rates hovering around 7%, home prices in Prescott are still holding strong compared to this time last year.

We're still in a housing shortage, and well-priced homes in good condition are selling in about 50 days or less. Knowing what price to list your home is the most important first step. I'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

If you'd like to know what your home is really worth and what a modern buyer would pay for it right now, just enter your address and a few details below:

[Enter your home address here to find out what your home is worth.](#)

If you send me a few photos of your home, I'll factor in what the algorithms can't and give you a more accurate suggested listing price.

If you're considering selling, I'm here to help. I speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. I'll also walk you through all your options, from:

- Taking a cash offer from an investor
- Listing traditionally for top dollar
- Renovating before selling
- Buying your next home first using a bridge loan

Feel free to call or text me directly at [928-710-7007](tel:928-710-7007), or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. I'll tell you ^Tfor free.

Stay in touch,

Travis Bard | travis@legacyren.com



Free Home Price Estimate

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

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

Enter your full address*

Please include your city and state.

12020 Shamrock Plaza Suite #201, Omaha, NE 68154, United States

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?*

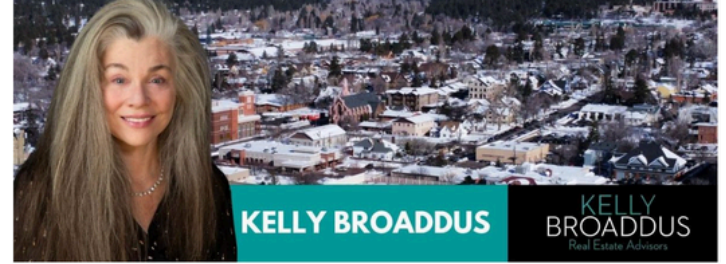
Needs nothing

Needs a little work

Needs significant work

Tear down

Get Estimate



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Kelly Broaddus

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- 6-12 Months ☐
- 12+ Months ☐
- Not planning to sell ☐

Get Estimate



Your Home Deserves Better Marketing

It takes more than a sign in the yard—here's how to attract serious buyers.

[Tell Me About Your Home](#)

Thinking about selling your home? It's more than just putting a "For Sale" sign in the yard—today's buyers are savvy, and if you want top dollar, your home needs to stand out online and in person. 🏡 That starts with great marketing. The goal is to create buzz and make buyers feel something the moment they see your listing!

This is where working with an experienced Realtor makes a big difference. 🏠

I've helped homeowners just like you prepare their homes to stand out in any market, and I'd be happy to walk you through the process step by step.

Here are a few quick tips to get you started:

- 🌟 First impressions matter—declutter and boost curb appeal
- 🧼 Deep clean like a pro (especially kitchens and bathrooms!)
- 📊 Know your local market—timing and pricing are everything

When you partner with me, you're not just getting someone to list your home—you're getting a full-service marketing partner. I use proven strategies to spotlight your home's best features, attract the right buyers, and negotiate strong offers. From pricing it right the first time to creating eye-catching marketing materials and leveraging our local network, I'm here to make your home the one everyone wants.

If you're serious about getting the most from your sale (and avoiding costly mistakes), let's connect. 📞 [Tell Me About Your Home](#)

And if you're curious, I can also share tips to boost your home's value before listing. Let's make sure your next move is a smart and profitable one.

Sarita Dua



Your Home Deserves Better Marketing

It takes more than a sign in the yard—here's how to attract serious buyers

Enter your full name*

Enter your email address*

Best phone number*

+1 (xxx) xxx-xxxx

What's your home address?

Submit



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Feel free to call or text me directly at [919-830-9051](tel:919-830-9051), or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. I'll tell you for free.

Cynthia Quarantello



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Find out what your home is worth based on our 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

Are you thinking of selling soon?*

- | | |
|----------------------|-----------------------|
| ASAP | <input type="radio"/> |
| 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"/> |

Get Estimate



We'll notify you when your dream home is for sale

Just reply to this email and tell us what you're looking for.

With rates not coming down as much as we would like and inventory tight, we're seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through our local network, we often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell me what you want. We'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let us know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

We'll create a private search file for you and personally keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, we're happy to share everything we know to help you make a smart move.

Just reply to this email—it goes straight to us.

Looking forward to hearing from you,

Eva Cedillo

Eva Cedillo
HBR Team | DRE 01297605
[209 834-2680](tel:2098342680)
sellwithronandeva.com



HOLT
Real Estate Team
KELLERWILLIAMS.

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608-345-6594 | holtrealestateteam.com

2025 Free South Central Wisconsin Summer 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 Summer 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...



Haley Neisinger
10 reviews

★★★★★ a month ago

We had a quick turnaround of buying then selling, but the Holt Real Estate Team did an excellent job helping us sell our house! Great team of people that we had the pleasure of working with to buy our home moving from out of state and again with selling our home now to move out of state.

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



HOLT
Real Estate Team
KELLERWILLIAMS.

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608-345-6594 | holtrealestateteam.com

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.

Email Address*

social@getvyr.com

Full Name*

Download Now



Want to know what your Maryland home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

[Enter your home address to find out what your home is worth](#)

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[Enter your home address here to find out what your home is worth.](#)

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If you're considering selling, I'm here to help. I speak with buyers every day and know exactly what they're looking for—and what they're willing to pay. I'll also walk you through all your options, from:

- Taking a cash offer from an investor
- Listing traditionally for top dollar
- Renovating before selling
- Buying your next home first using a bridge loan

Feel free to call or text me directly at 410-505-8268, or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. I'll tell you for free.

Nick Waldner

Nick Waldner

Waldner Winters Team | Keller Williams Realty Centre | PLACE
9250 Rumsey Road #100, Columbia, MD 21045 US

Office: [410-505-8268](tel:410-505-8268)

Broker: [410-312-0000](tel:410-312-0000)

findmarylandhomelisting.com





Anthony
REALTORS

We'll notify you when your dream home is for sale in Fort Wayne

Just reply to this email and tell us what you're looking for.

Even with rates still high and inventory tight, we're seeing more sellers test the waters this summer, hoping the right buyer will come along before they list publicly.

Many of these homes aren't on the MLS yet. Through our local network, we often hear about "coming soon" listings or quiet sellers open to offers, but only if it's the right fit.

If you're even thinking about buying, now's the time to tell us what you want. We'll keep an eye out and let you know if something hits the market that matches your criteria.

If you're thinking about buying a new home, please reply to this email and let us know.

Just reply with a quick description of your ideal home:

- Neighborhood or part of town
- Price range
- Beds, baths, square footage
- Must-have features (yard, garage, open kitchen, etc.)
- Ideal move-in date

We'll create a private search file for you and keep you updated. You might even get a shot at a deal before it ever goes live.

If you have questions about the market, we're happy to share everything we know to help you make a smart move.

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Looking forward to hearing from you,

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Looking forward to hearing from you,

Katie Taylor and James Goodman



Want to know what your North Carolina home is worth in 2025?

We'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

Clients and friends -

We wanted to reach out and offer you a personalized home value estimate, especially if you're thinking about selling in 2025. Even with mortgage rates hovering around 7%, home prices in North Carolina are still holding strong compared to this time last year.

We're still in a housing shortage, and well-priced homes in good condition are selling in about 50 days or less. Knowing what price to list your home is the most important first step. We'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

If you'd like to know what your home is really worth and what a modern buyer would pay for it right now, just enter your address and a few details below:

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Feel free to call or text us directly at [336-559-6344](tel:336-559-6344), or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. We'll tell you for free.

Have a great day,

Elite Realty Group

eliterealtygroup.triad@gmail.com



Free Home Price Estimate

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

Find out what your home is worth based on our 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.

12020 Shamrock Plaza Suite #201, Omaha, NE 68154, United States

Are you thinking of selling soon?*

ASAP



1-3 Months



3-6 Months



6-12 Months



12+ Months



Not planning to sell



Get Estimate



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Get Estimate



Get a Cash Offer for Your Home

We have Investors who can close Fast!

[Click here to get a free offer on your home](#)

Do you own a home that needs repairs and don't have the money to do them? Behind on the mortgage and looking for an escape route? Out of town owner? Or maybe you just "want out" and are willing to sell at a discount. Condition and type of home/building (mobile, stick built, condo/townhome, multi-family, commercial) doesn't matter. We work with investors in all price points and locations. Sell your home without the hassle. **These investors will offer a quick close and minimal to no inspection period.** It's a great option if you want to skip the wait, showings, and stress.

Here's what this means for you:

- Close in as little as 21 days and access the equity in your home fast
- You choose your closing date—no more waiting
- No showings or open houses required
- No waiting on complicated financing
- Skip the costs, time, and hassle of getting your home market-ready

[Click this link if you're interested in getting a free offer on your home.](#)

We'll work with our investor relationships to secure the best offer for you. The process is fast, with no need for public showings. If you don't love the offer, we can negotiate for a higher one or list your home traditionally. The best part? It's completely free to request an offer.

We know this offer isn't for everybody, and if it's Not for you, perhaps you know someone who can benefit from it; a family member perhaps? Please feel free to pass this offer onto them. If you or someone you know is interested in this offer, enter your information above or give us a call at [\(985\) 218-5445](tel:9852185445).

Have a great day,

Tepper Group



Get a Free Cash Offer on Your Home

Directions: You are going to be presented with a few simple questions. Simply answer each question to the best of your knowledge. These questions are for qualification only, filling in this questionnaire does not constitute any obligation at all.

Reason for wanting to sell?*

Financial Hardship	<input type="radio"/>	Inherited	<input type="radio"/>
Relocating	<input type="radio"/>	Downsizing	<input type="radio"/>
Divorce	<input type="radio"/>	Repairs/Damage	<input type="radio"/>
Tired Landlord	<input type="radio"/>	Something Else	<input type="radio"/>

[Receive Your Offer →](#)



We'll notify you when your dream home is for sale in Portland & Washington

Just reply to this email and tell us what you're looking for.

Clients and friends -

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Looking forward to hearing from you.

Warmly,

Jacqueline Smith

On behalf of the Evergreen Real Estate Partners



Want to know what your Pennington home is worth in 2025?

I'll tell you what price you could list your home for in today's market.

Enter your home address to find out what your home is worth

I wanted to reach out and offer you a personalized home value estimate, especially if you're thinking about selling in 2025. Even with mortgage rates hovering around 7%, home prices in Pennington are still holding strong compared to this time last year.

We're still in a housing shortage, and well-priced homes in good condition are selling in about 50 days or less. Knowing what price to list your home is the most important first step. I'll look at nearby recent sales and adjust for your home's unique features, whether it's upgrades, condition, or layout.

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Feel free to call or text me directly at [609-954-5206](tel:609-954-5206), or reply to this email with any questions.

It all starts with knowing what price to list your home on the MLS. I'll tell you for free.

Sincerely,
Stefanie Prettyman



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

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Just reply to this email—it goes straight to us.

Looking forward to hearing from you,

Dar Walden



We'll notify you when your dream home is for sale in Central New York

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Hodgkins Homes Team
