



September RATE Newsletter

September 15, 2025

Happy September!

Here are the featured RATE marketing examples that worked well in August.

These are clients getting maximum impact with their radio talk show, endorsement, and vendor programs.

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

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

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

- Frank

October 2025 Topics

Suggested topics only. Custom topics available.

Real Estate Agent

Video #1: Should You Stage Your Home Before Selling?

Video #2: Top Reasons Buyers Cancel a Home Sale

Lead Campaign: Free Home Value Estimate

Real Estate Recruiting

Video #1: Best Sources for Seller Leads in 2025

Video #2: When Do I Know It's Time to Hire My First Assistant?

Lead Campaign: Get My Buyer Presentation

See more at www.getviral.com/topics



BOB SOKOLER

Why Buyers Are Finally in Control Again



Worried about paying too much for your next home? In 2025, the tables have turned. In this video, I'll tell you what's behind the shift and how you can use it to your advantage. With higher inventory and lower demand, more homes are sitting on the market longer, giving buyers the upper hand. Find out more in my video. Just click the link below to watch!

[Watch the Video](#)

Tune In to My Radio Show Every Sunday From 8:30 to 9:00 AM on WHAS 840



On his radio show, I discuss a wide range of real estate topics, including market trends, tips for buying and selling homes, financing, and home improvement advice. I often feature guests from the real estate industry and local businesses, offering listeners valuable insights and practical tips for navigating the real estate market. Available on AM Radio or you can click the link below to tune in via iHeart Radio!

[Listen to The Show on iHeart Radio](#)

Looking to Buy a Home?



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

[Search All Homes](#)

Looking to Sell a Home?



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

[Free Home Value Report](#)

Call or text me at [502-376-5483](tel:502-376-5483) 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](#).



ROB KITTLE

How To Save Thousands on Your Colorado Home Purchase This Summer



Are you planning to buy a Northern Colorado home this summer but worried about the cost? I get it, every dollar counts! I'll show you how smart homebuying can save you thousands on closing costs. Check out my video to learn more!

[Watch My Video](#)

Your Dream Address Without The Stress

Buy before you sell. Skip the stresses and uncertainty of selling and make a cash offer on your dream home. Call 970-GET-SOLD or enter your address below!

[Check My Eligibility](#)

Looking to Sell a Home?



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[Free Home Value Report](#)

Looking to Buy a Home?



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[Search All Homes](#)

We're here if you have any home-buying and/or selling questions as well:

- If you are looking to buy, tap to call us directly at [970-218-9200](tel:970-218-9200).
- If you are looking to sell, tap to call us directly at [970-305-3572](tel:970-305-3572).

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



Brad Korb

Barbara Corcoran
Shark Tank

August 2025 Burbank Housing Market Update



Have you heard the latest about interest rates? With all the recent news, you might be thinking about how it could affect your plans to buy or sell your home in Burbank. Today, I'll share how current trends are shaping opportunities and what to watch for in the coming months. **You'll learn the latest market updates, shifts in rates, and what that means for buyers and sellers as we head into the fall market.** Click the link below to get my full market update!

[Watch the Video](#)

Looking to Buy a Home?



Finding your dream home starts right here.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Find your home value in today's market, for free.

[Get a Home Value Estimate](#)

Call me at [\(818\) 953-5300](tel:818-953-5300) or reply to this email to get an expert answer to questions you may have.

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



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 blog!

[Read My Blog](#)

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 a 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 me at [843-260-9935](tel:843-260-9935) or reply to this email and I'll tell you what your home is worth or find you a home.

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



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](#)

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 [209 834-2680](tel:209-834-2680) 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.](#)



How Soon Can I Sell My Home This Summer?



"How soon can I sell my home?" This is the most common question I get from home sellers. This summer, with buyers being more selective and interest rates still high, the answer isn't always clear. **Today, I'll break down what's really happening in the summer market and what steps you can take to sell faster.** From smart pricing to simple prep, I'll show you exactly how to position your home so it stands out and attracts serious buyers. Just click the link below to learn more.

[Read My Blog](#)

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?



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[Get a Home Value Estimate](#)

Call or text me at [\(518\) 861-7016](tel:518-861-7016) 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.](#)



5 Signs That the Northwest Ohio Real Estate Market Is Changing



Are you starting to notice something different in your neighborhood's real estate activity? When lowball offers, open houses, and rising inventory start to appear, it's not just a coincidence. **Today, I'll explain the five clear signs of a changing real estate market in Northwest Ohio that every buyer and seller should understand.** Here's a hint: seller financing requests and broker opens are signs of increasing pressure. To hear the rest, check out my video.

[Watch the Video](#)



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 article to learn more!

[Read More](#)

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[Home Value Report](#)

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[Home Value Report](#)

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Call or text me at [419-874-1188](tel:419-874-1188) 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](#).

Call or text me at [\(254\) 690-4321](tel:254-690-4321) 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 Questions To Ask Before Hiring a Real Estate Agent



Your home is one of your biggest assets, so why risk hiring the wrong agent? In today's market, experience, adaptability, and focus matter more than ever. **These five questions will help you separate the pros from the rest.** You'll learn how to gauge their market knowledge, negotiation skills, and commitment before you sign anything. Check out our latest video so you don't pay for the wrong choice later.

[Watch the Video](#)

Free Strategy Call



Schedule a consultation to craft a plan for your next move.

[Request a Call](#)

Free Home Price Estimate



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

[Get Estimate](#)

Call or text me at [910-934-1174](tel:910-934-1174) 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](#).



The #1 Mistake San Diego Homebuyers and Sellers Make—and How To Avoid It



If you're thinking about buying or selling a home in San Diego, hiring an agent is a good start—but hiring the *wrong* agent can cost you thousands. Today, I'm going to share how you can ensure you're choosing the right agent for your biggest investment or financial decision. Just remember that doing a little extra research and asking the right questions can save you from regret. To learn more, just check out this video.

[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](#).



Selling Your Home? Get Professional Green Exterior Photos For 2026 at No Upfront Cost



Are you planning to sell your home in 2026? Most lawns don't look their best in February, even though that's when the spring market begins. Today, I'll explain **why professional green exterior photos for 2026 listings can help your home stand out early** and attract more buyers. And the best thing is, I'm offering it for *free*. I'll also walk through how you can get these photos taken now at no cost and give yourself more time to prepare your interior. Get all the details in my latest video.

[Watch the Video](#)

Search All Twin Cities Homes for Sale



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](#)

What's Your Twin Cities Home Worth?



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

[Home Value Estimate](#)

Call or text me at [952-222-9000](tel:952-222-9000) or reply to this email to get an expert answer to question you may have.

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Myrtle Beach Real Estate: Summer 2025 Breakdown



Myrtle Beach Market Shake-Up: Why Listings Are Failing and What You Need To Do NOW!

Prices are slipping, inventory is rising fast, and a surprising number of homes aren't selling at all, even after months on the market.

Here's what you need to know right now:

Listing activity is slowing down: Many listings are expiring without offers, and homes that do sell are sitting longer than they were last year.

Showings remain low across the board: Most sellers aren't getting enough showings to attract offers, and condos are getting hit even harder.

Condos are struggling even more: Most listings get just 1.9 showings over six months, take nearly 4 months to sell, and only half are closing.

Buyers are active but more selective: Buyer demand is still there, but they're being selective. If your home isn't standing out, it won't move.

Marketing drives results in this market: Listings with little exposure are stalling, while strategic promotion gets results.

REALITY CHECK! Homes aren't selling themselves in this market. The right strategy and strong marketing are what make the difference.

Curious what your home could sell for today? Get a free, real-time home value report here:

[GET YOUR HOME'S VALUE NOW](#)

If you need any help, I'm here when you need me.

Blake Sloan

[WATCH THE FULL MARKET UPDATE NOW](#)

Where Do Charleston's Ultra Wealthy Live?



Where do Charleston's wealthiest homebuyers actually live? Finding the right luxury neighborhood isn't just about price; it's about lifestyle, resale value, and long-term investment potential. Today, I'll reveal the five most exclusive real estate markets in Charleston, including what makes each one a top-tier choice. From the beachfront privacy of Sullivan's Island to the historic charm of South of Broad, you'll see why these areas attract the highest-end buyers. To hear where they are, just check out my video.

[WATCH MY VIDEO](#)

Ready To Find Your Dream Home?



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

[BROWSE ALL HOMES FOR SALE](#)

Curious How Much Your Home Is Worth?

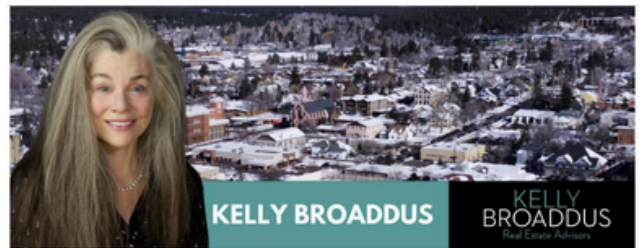


Get a detailed home valuation report to know your property's current market value and make informed decisions.

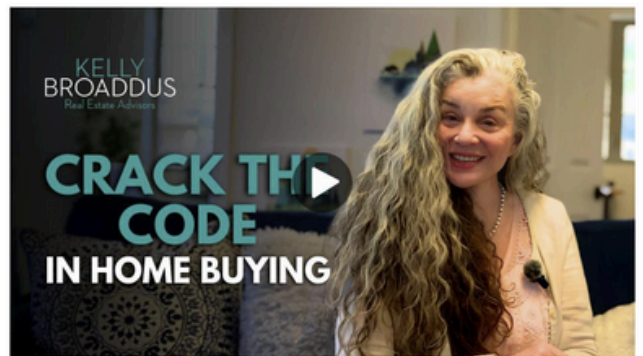
[HOME VALUE ESTIMATE](#)

Call or text me at [\(843\) 480-0900](tel:8434800900) 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](#).



Is the Flagstaff Housing Market Headed for a Crash?



Does buying a home always feel out of reach? I know a lot of hopeful homeowners who are stuck in analysis paralysis, scared that the market is going to crash, and waiting for ideal market conditions. But you don't have to. **Today, I'm sharing why today's market conditions are favorable for homebuyers.** Take advantage of the increasing inventory, seller flexibility, and creative financing options before they're gone. If you're ready to seize this opportunity, check out my latest video.

[Watch My Video](#)

Looking to Buy a Home?



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

[Search All Homes for Sale](#)

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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](#)

Call or text me at [\(928\) 606-6749](tel:9286066749) 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](#).



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 blog, 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 blog.

[Read Our Blog](#)

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](#)

Take a look at our featured listing:



[101 Enid Avenue, Kettering, OH 45429-5403](#)

Call or text me at [800-722-2585](tel:800-722-2585) 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](#).



You're Invited: In-Person Selling Workshop for Central PA Sellers



Are you planning to sell your Central Pennsylvania home this fall or winter? Knowing how to get top dollar for your home isn't always easy, but I have a plan to help. I'm inviting you to attend our in-person selling workshop on September 24, from 6:30 to 7:30 p.m., where I'll walk you through the best strategies for selling your home this fall or winter. We'll be joined by a panel of industry experts, and we'll cover topics like cash offers, decluttering tips, and more. Just click the link below to get the full webinar details.

[Watch My Video](#)

Looking to Buy a Home?



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Looking to Sell Your Home?



Find your home or condo's value in today's market, for free.

[Get a Home Value Estimate](#)

UNIONHOME MORTGAGE

TOP WORK PLACES 2019-2024

THE PLAIN DEALER cleveland.com
Union Home Mortgage Group, Inc. is a 2014 Top Workplace 10 Years Running



Loren Disque

Loan Officer
ldisque@uhm.com
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Mobile: (717) 385-7951
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Suite 101
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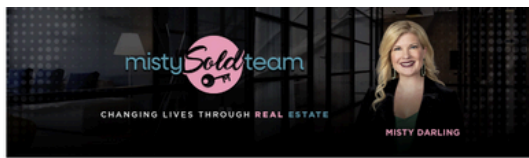
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PA 112045

[Contact Me Today!](#)

Call me at [717-695-3177](tel:717-695-3177) or reply to this email and I'll tell you what your home is worth or find you a home.

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



Announcing Our 7th Annual Teacher Giveaway!



Back-to-school time is upon us, and that means teachers are busy getting their classrooms ready for the new school year. If you know any educators, you will be very familiar with the fact that so many of them spend their own hard-earned dollars in order to set up the classrooms for our children. So, that's why I am so excited to announce our 7th annual teacher giveaway. This year, we're giving away \$5,000 in gift cards to 100 central Iowa educators. Now, if you know someone that you would like to nominate, go ahead and [click the link here](#), or you can text the word teacher to 35620. We put on this event every year and love to see the stories of what teachers are doing for kids. To learn more, check out my latest video.

[Watch the Video](#)



TEACHER Giveaway!

We're giving away a total of **\$5000** to 100 deserving Central Iowa Teachers

How To Enter:

STEP 1: COMPLETE THE NOMINATION FORM

STEP 2: LIKE & FOLLOW US

STEP 3: SHARE OUR GIVEAWAY POST ON FB!

Draw Date: August 28 - 4 PM

SPECIAL THANKS TO:



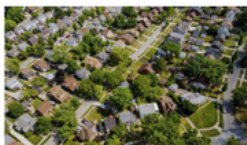





Know a teacher who deserves to win? Nominate them TODAY!

text TEACHER to 35620

What's Your Central Iowa 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](#)

Looking for a Central Iowa Home?



Search the entire MLS for your Central Iowa home.

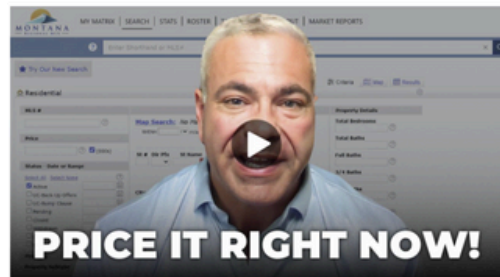
[Search the MLS](#)

Call or text me at [\(515\) 346-6204](tel:515-346-6204) 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](#).



How To Adapt Your Home Sale Strategy in Montana's Buyer's Market



Showings dried up this month, and your once-hot listing is collecting dust. Home sellers across Montana are clinging to last year's numbers, but buyers have moved on. **Today**, I'll explain why **setting the right price matters now more than ever, especially in a tough market**. Waiting could chip another 10% off your equity, so make sure you plan your steps carefully. Check out this video to get started!

[Watch My Video](#)

Looking to Buy a Home?



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[Search All Homes for Sale](#)

Looking to Sell Your Home?



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[Get a Home Value Estimate](#)

How Can Self-Employed Buyers Secure a Mortgage in 2025?



Are you planning to get a mortgage as a self-employed buyer? Lenders often overlook the unique financial reality of freelancers, making approval feel just out of reach. I'll break down loan programs—from conventional to Non-QM—that work with your income structure, not against it. Learn the requirements and tips to strengthen your application before you apply. Click the link below to get the full details!

[Watch My Video](#)

Meet Our Mortgage Banker, Janice Lake



Janice Lake

BRANCH MANAGER | NMLS#240568
I am licensed in MT, ID, KY, OH, OR, WA

C: (406) 270-8525
Janice.Lake@envoymortgage.com
Envoymortgage.com/Janice-Lake

[APPLY NOW](#)



[Learn More](#)

Call or text me at [406-552-4443](tel:406-552-4443) 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](#).



What's Your Home Worth in Utah's Current Market?



Are you wondering what your home is worth in Utah's current market? Homeowners are often surprised to find their equity has grown, even if selling isn't on the table. **Today, I'll explain how you can get a free home value analysis without pressure or obligation.** You'll learn how the market is shifting, what affects property values, and why knowing your worth helps with planning and decision-making. Get the clarity you need by checking your home's value today.

[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:8015907048) 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.](#)

Should You Use AI To Price Your Home in 2025?



AI-powered home value tools are everywhere in 2025, but how accurate are they? If you're relying on an algorithm to price your biggest asset, it might be undervalued. **Today, I'll break down when AI gets it right, when it misses the mark, and why working with a local agent still makes all the difference when it's time to sell.** I'll tell you this: it's great at giving you a quick home estimate, but it won't be able to account for home upgrades that might give your home value a boost. Check out my latest video to learn more.

[Watch the Video](#)

SEARCH ALL HOMES FOR SALE

GET A HOME VALUE ESTIMATE

REVIEW US





You're Invited to Our Hawaii Real Estate Career Night on September 8



Are you wondering if real estate is the right path for you? From the outside, it looks like freedom, flexibility, and big potential—but what's the full story? **Join us at our Hawaii Career Night on September 8, from 6:00 to 7:00 p.m. in Kapolei**, and hear directly from team members who've built meaningful careers and found balance along the way. Whether you're just exploring or ready to take the next step, this is your chance to learn from people who live it every day. Check out our latest video to learn more.

[Watch Video](#)



Looking for a Home?
Check out our listings [HERE](#)

[Search Homes for Sale](#)



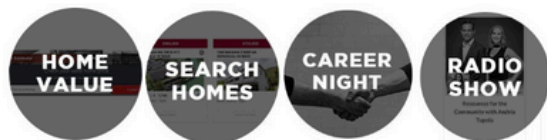
Watch Our Live Streams
YouTube Live: Wednesdays @1:00 pm (HST)

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Want to Join Our Amazing Team?
Explore our open positions now

[Click Here to Apply](#)



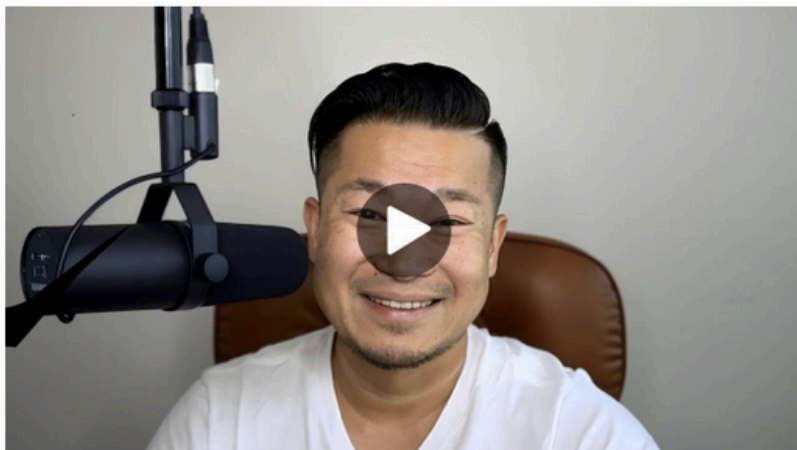
Leverage is back in buyers' hands if you have the right strategy.

The DC housing market is shifting. Homes are sitting longer, prices are slipping, and sellers are making deals.

But here's the truth: **just because it's a buyer's market doesn't mean every buyer is winning.**

With our VIP Buyer Program, we help you negotiate like a pro and secure real value in 2025.

👉 See how we got one client \$10K off and thousands in extras 👉



- DC listings are up 41% year-over-year, giving you more choices
- Median prices in DC dropped 1.1% and homes linger on the market
- Over 44% of sellers are offering concessions: closing cost credits, repairs, rate buydowns
- Our VIP Buyer Program targets these wins and negotiates them for you

[Watch the Full Update Now](#)

Our first-time buyer saved \$10,000, got closing costs covered, and had appliances included **because we knew how to position the offer.**

If you're thinking of buying in 2025, don't leave money on the table.

Jon Lahey
The Fine Living Group at EXP Realty



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

Are you considering buying a home or refinancing your current mortgage?

I'm offering a **free mortgage rate quote** to help you understand your best loan options and see how low your payments could be, so you're ready to act if market conditions shift this fall.

While most forecasts suggest mortgage rates will remain in the mid-6% range for the rest of 2025, some experts anticipate a gradual decline by year's end. If that happens, competition could increase quickly. **Getting pre-qualified now gives you a head start if rates do fall.**

It's quick and easy; just provide some details, and I'll get back to you with real rate comparisons from our trusted lender network. Don't worry—this has no impact on your credit.

[Click here to start a free loan application](#)

I'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, I'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call me at 419-874-1188.

Best,

Jon Modene



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*

social@vyrmarketing.com

First Name*

Vyral

Last Name*

Marketing

Phone*

+1 (123) 455-6788

Submit

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



Want to know what your Twin Cities 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 the Twin Cities 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 [952-222-9000](tel:952-222-9000), 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.

John Schuster



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

What type of property is this?*

Single-Family Home

Condominium

Townhouse

Vacant Lot

Mobile Home

Other

[Get Estimate](#)



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

Are you considering buying a home or refinancing your current mortgage?

We're offering a **free mortgage rate quote** to help you understand your best loan options and see how low your payments could be, so you're ready to act if market conditions shift this fall.

While most forecasts suggest mortgage rates will remain in the mid-6% range for the rest of 2025, some experts anticipate a gradual decline by year's end. If that happens, competition could increase quickly. **Getting pre-qualified now gives you a head start if rates do fall.**

It's quick and easy; just provide some details, and we'll get back to you with real rate comparisons from our trusted lender network. Don't worry—this has no impact on your credit.

[Click here to start a free loan application](#)

We'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, we'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call us at [\(800\) 722-2585](tel:8007222585).

Best,

Tami Holmes Realty



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*

social@getvyrat.com

First Name*

[Vyrat](#)

Last Name*

[Marketing](#)

Phone*

[+1 \(123\) 456-7890](#)

Submit

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



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If you have any questions, just reply to this email or call me at [1-518-861-7016](tel:1-518-861-7016).

Best,

Kevin Clancy



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*

social@getvyrail.com

First Name*

Vyrail

Last Name*

Marketing

Phone*

+1 (123) 456-7890

[Submit](#)

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



What could your Central Pennsylvania home sell for this late summer?

Find out what buyers might pay before the market shifts this fall.

Enter your home address to get an estimate

Is a late-summer move still on your mind? We're in the final stretch of the summer market, and there's still time to take advantage before things shift for fall. I can help you see what buyers today might be willing to pay for your home based on real, local data.

Home prices in Central Pennsylvania remain strong, and a lot of homeowners don't realize their home's current market value has gone up. There's steady demand for well-maintained homes that are priced appropriately, and late summer buyers are motivated.

If you're wondering what your home might be worth as the summer market winds down, **I can estimate your home's value based on current market trends and your home's specific characteristics**, including its condition, improvements, and layout.

Let's see what buyers might be willing to pay for your home. Share your address and a few quick details, and I'll take care of the rest.

[Enter your address here to see your current home value.](#)

There's still time to take advantage of the summer market. With active buyers in the market, homes that show well are getting strong attention. I'm here to help you weigh your options.

Here are a few directions we can take, depending on what works best for you:

- Selling quickly to an investor with a cash offer
- Listing on the market to get the best possible price
- Making light updates to boost appeal
- Finding your next home first with a bridge loan

There's still time to take advantage of the summer market. Just call or text me at [\(717\) 409-5588](tel:7174095588), or reply to this email.

I'll work with you to find the best list price for a strong start.

Joy Daniels



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 ☐

What is the condition of your home?*

- Needs nothing ☐
- Needs a little work ☐
- Needs significant work ☐
- Tear down ☐

Get Estimate

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[Click here to start a free loan application](#)

I'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, I'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call me at [\(843\) 260-9935](tel:8432609935).

Adam Crosson



Get Pre-Qualified Now

See how low your payments could be

Fill out the information below to schedule a free personalized rate quote with no fees or credit impact. Whether you're buying, refinancing, or exploring options, I'll help you see how low your payment could be and find the best terms available.

Email*
social@getvyr.com

First Name*
Vyr

Last Name*
Marketing

Phone*
+1 (123) 456-7890

Submit

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



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

Discover properties before they hit the market—start your search today.

Even with rates still high and inventory tight, I'm 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 my local network, I 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. I'll keep an eye out and let you know if something hits the market that matches your criteria.

➡ **Start your home search here:** [Find Your Perfect Home](#)

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

I'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, I'm happy to share everything I know to help you make a smart move.

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

Looking forward to hearing from you,

We're here if you have any home-buying and/or selling questions as well:

- If you are looking to buy, tap to call us directly at [970-218-9200](tel:970-218-9200)
- If you are looking to sell, tap to call us directly at [970-305-3572](tel:970-305-3572)

Rob Kittle



Are you thinking about buying or selling a home this year?

We're offering a free buying or selling strategy call

[Tap to call us directly at 254-690-4321](tel:254-690-4321)

Are you thinking about buying or selling a home this year in Central Texas? If so, we'd love to speak on the phone with you to give you the expert guidance that you need.

Call us directly at 254-690-4321 or reply to this email with your specific goal.

We've been closing deals for 45 years now with hundreds of positive reviews online. We know exactly what modern buyers want, what your home is worth, and expert strategies to get the best price on your next home.

[You can watch our Q&A video updates here.](#)

We're happy to answer any questions you have about buying or selling a home in 2025, free of charge. We only get paid if you choose to hire us, and our commission is flexible.

With shifting interest rates, fluctuating home prices, changing loan qualifications, and new rules on real estate agent commissions, it's normal for buyers and sellers to feel uncertain.

We can help you navigate all that. We will answer the most common questions we get asked, which are:

- Should I accept a cash investor offer?
- What's my home's true market value?
- How do I price my home?
- When's the best time to list my home?
- How long will it take to sell my home?
- How do I get a lower mortgage rate?
- How do I see all homes for sale?
- Where are the best places to buy a home?
- What renovations should I make before selling?
- Is your commission negotiable?

Tell us your specific situation and what your goals are, and we'll give you a personalized analysis for your buying or selling plans. Don't worry—**there is zero obligation or pressure to hire us.** We also offer complimentary second opinions if you're already working with another real estate agent.

Just share your needs, what you're looking for, why you're moving, your budget, and as many details as you can about your home. A few photos and videos will help us factor in its unique features so we can give you an accurate estimate of how much it will sell for in today's market.

If you're thinking about buying or selling, we're here to help. **Call us directly at 254-690-4321 or reply to this email to schedule a free home selling or buying strategy call.**

We look forward to getting to know you better and providing you with expert knowledge and guidance to get the best home deal.

Jean & Rodney Shine



Get a Free Mortgage Rate Estimate

Pre-qualify now and be prepared before rates drop

[Click here to start a free loan application](#)

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[Click here to start a free loan application](#)

I'll also walk you through all your loan options and help you avoid the extra fees lenders don't always mention. Once you apply, I'll take a close look and send back personalized recommendations that make the most sense for your situation.

If you have any questions, just reply to this email or call me at [502-376-5483](tel:502-376-5483).

Best,

Bob Sokoler



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



I'll notify you when your dream home is for sale in Western Montana

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

Clients and friends -

Even with rates still high, I'm 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 my local network, I 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. I'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 me know.

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

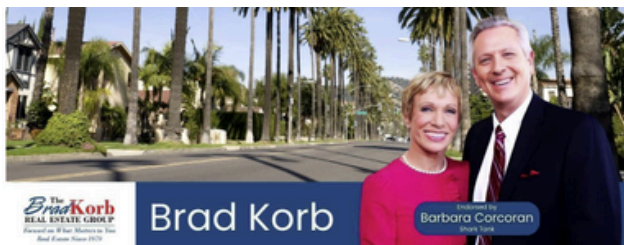
Just [reply to this email](#)—it goes straight to me.

Looking forward to hearing from you.

Sincerely,

Jason Baker, Rise Realty

Jason Baker Team - Broker



La County's Best Foreclosure Deals: Studio City, Compton, & More

Struggling to find a home that fits your budget? Prices are still high, and true below-market deals are hard to come by. To help you cut through the noise, I've **pulled together a list of foreclosed homes across Los Angeles County that are priced well under the typical market value.** These include properties in areas like Studio City, Compton, and Hacienda Heights, each offering a rare chance to buy for less. Get the best foreclosure opportunities with our list!

FORECLOSED HOMES		
STREET	CITY	PRICE
6243 FALLBROOK AVENUE	WOODLAND HILLS	\$929,900
1638 W 51ST STREET	LOS ANGELES	\$634,900
2648 BRIGHTON AVENUE	LOS ANGELES	\$944,995
11411 DECENTE COURT	STUDIO CITY	\$1,999,900
154 W 104TH STREET	LOS ANGELES	\$488,500
11003 RUTHELEN STREET	LOS ANGELES	\$749,000
8526 HOLLYWOOD BOULEVARD	LOS ANGELES	\$7,890,000
3907 FREDONIA DRIVE	LOS ANGELES	\$1,659,900
23024 VISTA DELGADO DRIVE	VALENCIA	\$949,900
27571 CARAWAY LANE	SAUGUS	\$789,900
3334 OAK GLEN DRIVE	LOS ANGELES	\$1,599,000
500 MUSEUM DRIVE	LOS ANGELES	\$709,900
1541 N STANLEY AVENUE	LOS ANGELES	\$2,100,000
12413 WESTMINSTER AVENUE	LOS ANGELES	\$2,399,900
1410 WEST STOCKWELL	COMPTON	\$675,000

If you'd like the complete list or want to explore one of these homes in person, just reply to this email or give me a call.

Warmest regards,

Brad Korb

Looking to Buy a Home?



Finding your dream home starts right here.

[Search All Homes for Sale](#)

Looking to Sell Your Home?



Find your home value in today's market, for free.

[Get a Home Value Estimate](#)

Call me at (818) 953-5300 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](#).



I'll notify you when your dream home is for sale in Arizona

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

Even with rates still high and inventory tight, I'm 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 my local network, I 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. I'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 me 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

I'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, I'm happy to share everything I know to help you make a smart move.

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

Looking forward to hearing from you,

Kelly Broaddus



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

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Looking forward to hearing from you,

Chris Heller



Are you thinking about buying or selling a home this year?

We're offering a free buying or selling strategy call

Tap to call us directly at [315-449-6697](tel:315-449-6697)

Are you thinking about buying or selling a home this year in CNY? If so, we'd love to speak on the phone with you to give you the expert guidance that you need.

Call us directly at [315-449-6697](tel:315-449-6697) or reply to this email with your specific goal.

We've been closing deals in CNY for 25 years now with 400+ positive reviews online. We know exactly what modern buyers want, what your home is worth, and expert strategies to get the best price on your next home.

You can watch our Q&A video updates here: <https://blog.hodgkinshomes.com/>.

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- ✓ Where are the best places to buy a home?
- ✓ What renovations should I make before selling?
- ✓ Is your commission negotiable?

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Just share your needs, what you're looking for, why you're moving, your budget, and as many details as you can about your home. A few photos and videos will help us factor in its unique features so we can give you an accurate estimate of how much it will sell for in today's market.

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We look forward to getting to know you better and providing you with expert knowledge and guidance to get the best home deal.

Hodgkins Homes Team

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

Jon Lahey



Our Mission is to EDUCATE Real Estate Agents on how to SELL MORE homes.

Book a Free Real Estate Strategy Call

Get one-on-one advice on growing your business

[Book a time](#)

What's your game plan for the rest of 2025?

If you're a driven agent who wants to finish the year strong, I'd like to invite you to **schedule a free real estate strategy call with me**. It's a 1:1 session where we'll create the best strategy to help you grow your business. Here's what you can expect:

- Real-world strategies to increase your lead flow
- Expert insights to hit your income targets in this changing market
- Simple systems to improve your follow-up and convert more leads
- Guidance on how to structure your weeks for consistent closings

Whether you're facing lead fatigue, inconsistent commissions, or just want more structure in your business, I can help.

There's no obligation to work with me—it's just a straight conversation about what's working in real estate right now and how you can use it.

[Schedule your free strategy call here](#)

Limited slots are available each week, so book early if you're interested.

Talk soon,

Jeremy Martin
