

Marketing Listing Consultation

Kari Halferty



Agent
Kari Halferty
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kw BARTLESVILLE
KELLERWILLIAMS. REALTY

MY PROMISE TO YOU

There are thousands of licensed real estate agents in this area, but how many of them are dedicated professionals? How many of them can you trust to have your best interest at heart? As your agent, I make these promises to you and so much more!

I PROMISE TO TELL YOU THE TRUTH ABOUT YOUR PROPERTY.

I PROMISE TO DISCLOSE ALL MY RELATIONSHIPS IN THE TRANSACTION.

I PROMISE TO RESPECT YOUR CONFIDENCES.

I PROMISE TO GIVE YOU GOOD, WELL-RESEARCHED AND KNOWLEDGEABLE ADVICE.

I PROMISE NOT TO PUT MY COMMISSION AHEAD OF WHAT'S BEST FOR YOU.

I PROMISE TO TELL YOU THE TRUTH ABOUT MYSELF.

I PROMISE THAT YOU WILL UNDERSTAND WHAT YOU'RE SIGNING.

I PROMISE TO FOLLOW THROUGH AND FOLLOW UP.

Sincerely,
Kari Halferty



YOUR PROPERTY

YOUR NEEDS COME FIRST



**Visualize your
dream scenario
for selling
your home.**

What's the one thing
that has to happen to make
that dream scenario a reality?

How can I make that happen
for you?

If we could add just one more
thing to make this process even
better, what would it be?

Why is that important
to you?

NAR Change Simplified

While commissions have always been negotiable, WHAT you pay is most likely not going to change, HOW you pay it is what's changing.

The U.S. Department of Justice was concerned that Real Estate agents were making consumers feel like they couldn't negotiate commissions, especially on the buyer side. This stems from the average 3% commission that has long been offered out to buyer agents via the Multiple Listing Service.

Prior to the change, when a seller would hire a listing agent, a commission would be negotiated and an agent would then typically split that amount with the agent that brings the buyer and would then communicate that via the MLS. Because it has been promoted via the MLS all these years, the DOJ has stepped in and said that it's not fair to buyers because they should be aware of their agents fees and should be able to negotiate them, instead of the buyers broker getting what is offered via MLS, no matter what the terms of the transaction were. Now, to prevent steering and to encourage negotiations between all parties, a set buyer agent commission amount may NOT be offered via the MLS, but it may be offered elsewhere (websites, flyers, email communication, etc). However, seller concessions may still be offered via the MLS, which can be used towards buyer agent commissions and any other closing costs the buyer may have. While it's ultimately up to the seller, offering closing cost help up front to the buyers may entice them to make an offer on homes offering concessions, versus the competition, since buyers are not used to paying commissions and listings not offering concessions could wind up costing the buyer more.

Finally, to further encourage transparency of fees, the DOJ is requiring Real Estate agents to have a signed buyer agency agreement with a buyer so that the buyer is fully aware of the commission that their agent is being paid. This same document will explain to the buyer that IF the seller is not willing to cover the costs of the buyer agent, the buyer is responsible for any difference between what's negotiated from the seller and what's expected per the buyer agency agreement.

Reasons to Offer Compensation

Making an offer will be more appealing

1. Offering buyer concessions or buyer agent commissions will entice buyers to want to make an offer on a listing and may choose a listing over one not offering either. This has been a practice for decades and I don't see buyer behavior changing on this one anytime soon.

Help Affordability & get more offers

2. Offering buyer concessions or buyer agent commissions may cause a buyer who couldn't otherwise afford the costs to close on a home to now consider one, thus driving more traffic to the listing. More traffic = More offers and More offers = More \$ or better terms!

Helps buyers be more agreeable to work with

3. Offering buyer concessions or buyer agent commissions shows the buyer that you are flexible and a reasonable seller to work with. Buyers may enter negotiations on a property already promoting them as a fair seller to deal with so "lets not be too tough on them" versus a seller who starts the negotiation off by offering nothing potentially causing a buyer to take the mindset of "if they are not offering then let's go in low".

Helps buyers be more reasonable in negotiations

4. Offering buyer concessions or buyer agent commissions shows buyers that if there are issues with the home or worse, an appraisal issue, that the seller may be fair and reasonable in working with them after an offer is accepted since they were from the beginning by offering the concessions or commissions up front.

More agents will show, more buyers will view

5. buyers may ask their agents to only show them homes where they know the seller is offering concessions or buyer agent commission. Fewer buyers looking at your home = fewer offers.

ROOTED IN COMMUNITY

REAL EXPERTISE



Kari Halferty

1740 Washington Blvd.
Bartlesville, OK 74006

University of Kansas

Bachelor of Science in Journalism
Business Communications/Public
Relations

Previously a Realtor for Century 21 &
RE/MAX

Oklahoma Rookie of the year 2003

**Top 10% of producing Realtors for
20 years**

Best of Bartlesville in 2020

Specializing exclusively in
Bartlesville and the surrounding area



Having lived and worked in Bartlesville for more than 24 years, I understand what makes our community and the people who call it home so special. From the annual Sunfest festival at Sooner Park to the local bookstores and coffee shops around town to the many wonderful parades & events throughout the year, Bartlesville is a special place that I am proud to call home.

That's what it takes to truly be a local real estate expert. Not just expertise in negotiation and marketing, but a love and understanding of our community and the people who live here. Negotiation and marketing, but a love and understanding of our community and the people who live here.

That's just one reason to choose me to stand by your side - and it's the foundation of everything I do.

I strive to make every client feel like they are my only client!

24+

YEARS IN
BUSINESS

85%

OF BUSINESS IS
REPEAT CLIENTS

1,002+

TOTAL CLIENTS
SERVED

102

CLIENTS
SERVED

A Simple Value Proposition

LESS TIME

My marketing firepower and exclusive tech tools will maximize your property's exposure to active buyers who want to know about your home.

LEAST AMOUNT OF HASSLE

I'll put my experience to work while navigating the complexities of the real estate transaction, making it a seamless experience for you.

MORE MONEY

By attracting the maximum number of interested buyers, your property will sell for the highest marketable price possible.

THE PROCESS

The real estate transaction is complex - and navigating you through every step of the sale is my expertise.

- | | |
|---|---|
| <input type="checkbox"/> Initial meeting, walk-through and needs analysis | <input type="checkbox"/> Negotiate contract |
| <input type="checkbox"/> Sign listing agreement | <input type="checkbox"/> Go under contract |
| <input type="checkbox"/> Prepare your property for sale: staging, photography, etc. | <input type="checkbox"/> Facilitate inspection process |
| <input type="checkbox"/> Launch “coming soon” marketing campaign | <input type="checkbox"/> Negotiate any issues |
| <input type="checkbox"/> Establish a competitive price | <input type="checkbox"/> Oversee appraisal |
| <input type="checkbox"/> Officially list your property | <input type="checkbox"/> Coordinate and prepare for further inspections |
| <input type="checkbox"/> Launch “just listed” marketing campaign | <input type="checkbox"/> Final walk-through |
| <input type="checkbox"/> Start showing your house and hold open house | <input type="checkbox"/> Close! |
| <input type="checkbox"/> Receive and present offers | |

Staging

We want your home to be shown in the best possible light to prospective buyers to get you top dollar in the shortest amount of time.

We will create a warm and inviting environment focusing on the best architectural features and selling points of your home.



KW

Professional Photography



Homes are more likely to sell when their listings feature professional photography.

KELLERWILLIAMS® REALTY



PREPARATION TIPS • Real Estate Photo Session

The following list of tips is compiled to help you make the most of your photo session, by having your property looking its best, and fully prepared for photos. Not all tips are required, but please consider doing the following things:

PRIOR TO APPOINTMENT DAY

EXTERIOR PREP

- ☐ CUT GRASS - Please have your yard serviced. (mowed, edged, blown, leaves bagged, etc.)
- ☐ SHRUBS & BUSHES - Hedges and bushes trimmed. Tend to any other landscaping details that need attention.
- ☐ FLOWERBEDS - Pull any visible weeds. Fresh mulch is ideal.
- ☐ POOLS / HOT TUBS - Remove covers. Ensure pool / hot tub walls are clean, vacuumed, and water is nice and clear (not murky).

INTERIOR PREP

- ☐ REPLACE BULBS - Check all lighting and replace bad bulbs. Try to keep bulbs consistent (avoid having a mixture of bulb colors and wattages within the same fixture).
- ☐ PAINT TOUCH UP - If needed, touch up any visible scuffs or paint chipping.
- ☐ CARPETS / RUGS - Have carpets and rugs vacuumed, and stains removed.
- ☐ DUSTING - Turn off fans, and check blades for accumulated dust. Light dust will likely not show in the photos, but the cleaner the better in general.
- ☐ DE-CLUTTER - Less is more! Remove rarely used items / products / appliances from countertops in kitchen and bathrooms. Remove magnets and notes from fridges. Remove bath products from tubs / showers. Remove unnecessary items from tables and desks. All items don't need to be removed prior to the appointment day, but the goal is to leave yourself less to do on the day of.
- ☐ GARAGE / CLOSETS - Garage and closet photos are optional, but in most cases neither of these will be photographed. These are perfect areas to hide any extraneous items and/or furniture you don't want to be seen in the photos.

ON APPOINTMENT DAY

EXTERIOR PREP

- ☐ DRIVEWAY CLEAR - Park cars in garage, or on street (Preferably not directly on front of the house). Garbage cans and any other unsightly items should be hidden out of view.
- ☐ POOL / HOT TUB - Turn on water features such as waterfalls, etc. Hide pool cleaning supplies. Remove pool towels. Remove pool vacuum.
- ☐ PATIO - Straighten outdoor furniture (Tables, chairs, cushions, etc.). Ensure everything looks neat, clean, and organized.

INTERIOR PREP

- ☐ FINAL KITCHEN DE-CLUTTER - Remove extraneous items from countertops (paper towels, utensils, rags, etc.) Straighten any items remaining. Wipe appliances clean. Hide dish drying racks. Hide dishes, pots, and pans. Hide trash can.
- ☐ FINAL BATHROOM DE-CLUTTER - Remove extraneous items from countertops. Remove towels and robes from hooks. Remove shampoos, soaps, brushes / pads, and towels from tubs and showers. Wipe mirrors and glass clean. Hide trash can. *Hand soap and decorative towels are OK.
- ☐ LAUNDRY ROOM - Remove loose laundry and baskets. Straighten any visible products so they look presentable, or hide them.
- ☐ DINING ROOM - Straighten table and chairs ensuring everything looks clean and organized.
- ☐ DOORS - Please keep all interior doors open to help show the layout. Closet, pantry, and garage doors should remain closed, along with any rooms you do not want to be entered.
- ☐ WINDOWS - All blinds should look uniform. Open blinds fully to the 90° position for good view outside. Raise blinds for a clearer view outside. Make sure all curtains / shades look proper.

RIGHT BEFORE APPOINTMENT TIME

- ☐ ALL LIGHTS ON
Including under cabinet and stove hood lights.

- ☐ ALL FANS OFF
Running fans look blurry.

- ☐ TOILET LIDS CLOSED
- ☐ GARAGE DOORS CLOSED
- ☐ NO VEHICLES IN DRIVEWAY

Property Flyers

Kh

Welcome Home!

KELLERWILLIAMS. REALTY

Kari Halferty



1740 SE Washington Blvd
Bartlesville, OK 74006



Scan for more info



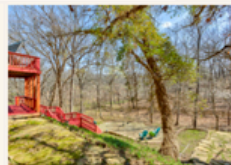
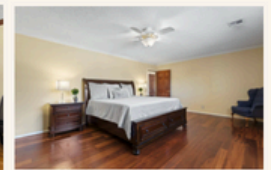
1410 Yorkton Lane - Bartlesville

5 Bedroom | 4 Bath | 3955 Sqft

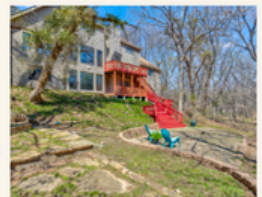
Features

- New carpet 2022
- Wood floors
- Wood plank ceiling
- Lots of natural light
- 3 Fireplaces
- 3 Living areas
- 5 Bedrooms or 4 bedrooms plus office
- 4 full baths
- Remodeled kitchen w/ granite countertops
- Cherry cabinets
- Large pantry
- Workshop in garage
- Unfinished basement storage
- 2 Level deck
- Stone patio
- Wooded view

LISTED FOR \$385,000



This custom built Woodland retreat has it all! 3 large living areas, 3 fireplaces, 5 bedrooms, 4 full baths & basement! Vaulted custom wood ceilings, native sandstone wall w/fireplace & floor to ceiling windows for natural light & the best views of the woods in Bartlesville. Gorgeous cherrywood kitchen cabinets, granite countertops, 2 ovens, built in microwave & large pantry. Bedroom on the main level would be a great office with its French doors & closet. Full bath & laundry room on the main level. Upstairs has 3 oversized bedrooms & 2 full bathrooms. Unbelievably large walk in closet in the primary bedroom. Walkout basement with a cozy stone front fireplace, bedroom, living area and full bath + a wet bar which could convert to a kitchenette for a perfect mother in law suite or Airbnb. 2 level deck to a private backyard with a woodland setting. Stone patio is the perfect place for a fire pit and late night conversations. Unfinished basement offers an abundance of storage. Large workshop in garage with double doors. Recent carpet & paint including deck. Basement wall waterproofing & French drains.



Contact me for more details or to schedule a private tour.

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KELLERWILLIAMS. REALTY

*Each office is independently owned and operated

YOUR CUSTOM MARKETING PLAN

Social MEDIA PLAN



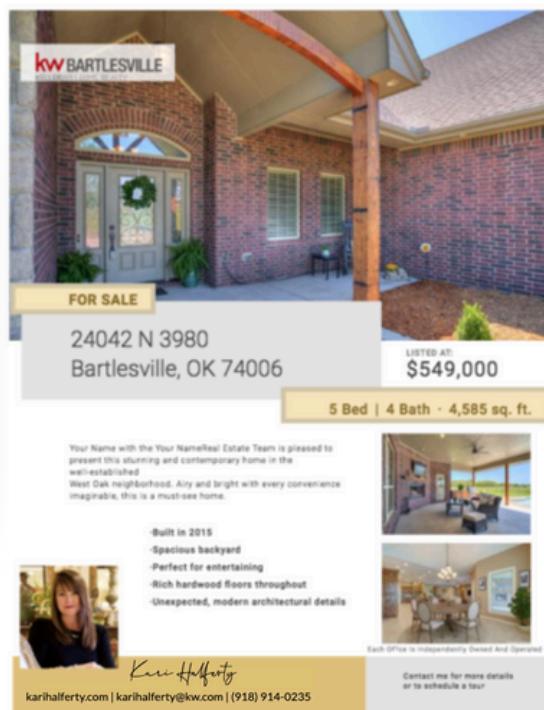
Property Brochure

Develop a property brochure to be distributed during property showings



Just-Listed Postcard

Send a direct mail just-listed postcard to the surrounding area, and similar neighborhoods



Just-Listed Flyer

Produce a just-listed flyer to feature during property showings

Coming Soon and Just-Listed Email

Send a targeted announcement to my personal database, as well as fellow agents with potential buyers

Open House Invitation Email

Send targeted emails to surrounding communities and prospective buyers

Custom Property Website

Create a dedicated website for your property to support highly targeted marketing efforts

Agent Website Property Feature

Showcase your property on my professional website

Facebook and Instagram Posts

Leverage Facebook and Instagram posts to highlight coming soon, just listed, property features, and upcoming open houses

Instagram Story

Leverage Instagram to capture the most compelling features of your home, from architectural photos to property walk-through videos

Paid, Boosted Facebook Ads

Leverage boosted ads to reach nearby active and passive buyers



YOUR CUSTOM Marketing Plan

Designed to capture
MAXIMUM EXPOSURE
for your home in the
SHORTEST PERIOD OF TIME.

My 14 Step Marketing Plan

- ☐ **Price your home** strategically so you're competitive with the current market and price trends.
- ☐ **Stage your home** to cast a positive light on the features most important to buyers: uncluttered rooms and closets, fresh paint and terrific curb appeal.
- ☐ **Professional photography** to be utilized as individual photos as well as virtual tour of the property.
- ☐ **"For Sale" sign**, complete with property fliers easily accessible to drive by prospects.
- ☐ **"Just Listed" Post Cards** distributed to neighbors, encouraging them to tell friends and family about the home.
- ☐ Optimize your home's internet presence by posting information in the Keller Williams Listing Service (**KWLS**), as well as **MLS**.
- ☐ **Virtual Tour** of your home, placing it on over 350 websites to attract both local and out-of-town buyers.
- ☐ **Home Info Book** and **Color Flyers** to place inside your property
- ☐ **Target marketing** to active real estate agents who specialize in selling homes in your neighborhood.
- ☐ Include your home in our **Company MLS Tours**, allowing other agents to see your home for themselves.
- ☐ **Advertise your home** in my personal website, as well as direct-mail campaigns, email campaigns and social media.
- ☐ **Custom landing webpage** and funnel campaign promoting open house
- ☐ **Target marketing** to active Buyers and investors in my database who are looking for homes in your area and price range
- ☐ **Provide weekly updates** detailing my marketing efforts and current marketing statistics to be sure you are up to date on your competitive edge including feedback on each showing.

INTERNET MARKETING

EXTENDED MARKET REACH

When you list with me, we'll have access to the Keller Williams Listing System, or KWLS. This proprietary, exclusive system ensures your property is marketed online 24/7 through more than 350 of the most popular search Websites.

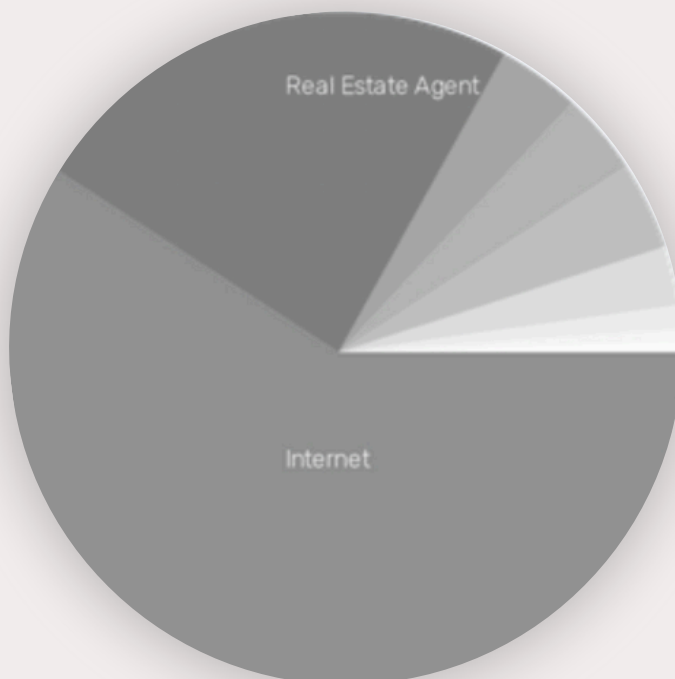


FINDING YOUR BUYER

The savviest marketing plan is one that targets the channels buyers are already using to find homes. From optimized internet exposure to networking with local agents, I'll work diligently to find your buyer as fast and efficiently as possible.

HOW HOME BUYERS FIND THEIR HOME

National Association of REALTORS®
Profile of Home Buyers and Sellers



Yard Sign/Open House Sign

Friend, Relative or Neighbor

Home Builder or Their Agent

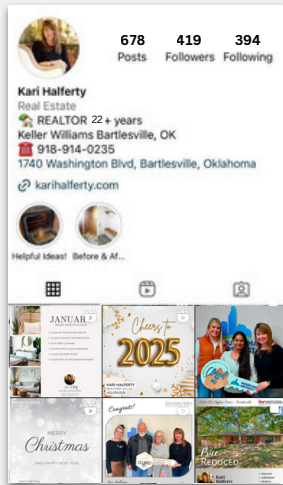
Directly from Sellers

Print Newspaper Advertisement

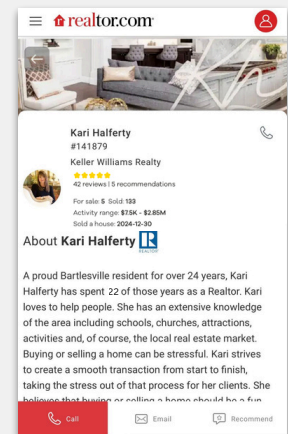
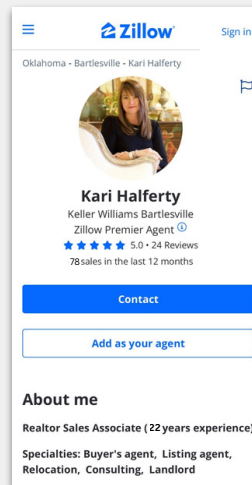
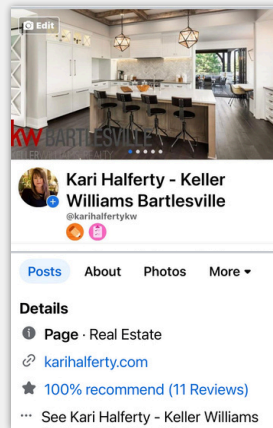
Home Book or Magazine

Social Media

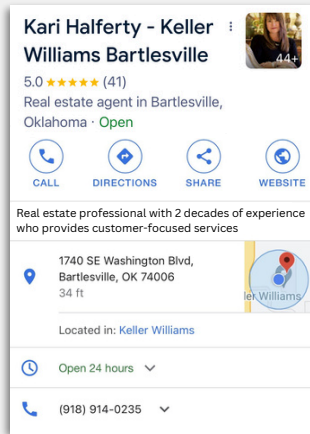
Instagram



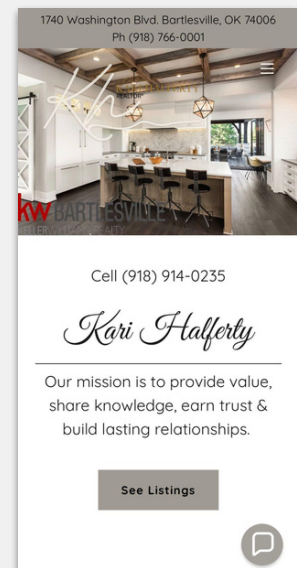
Facebook



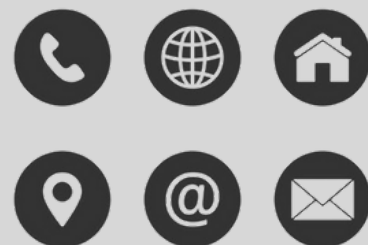
Google



Website



- ☐ Reach the influential Find
- ☐ "hidden buyers" Create
- ☐ Excitement Invitations to
- ☐ Open Houses



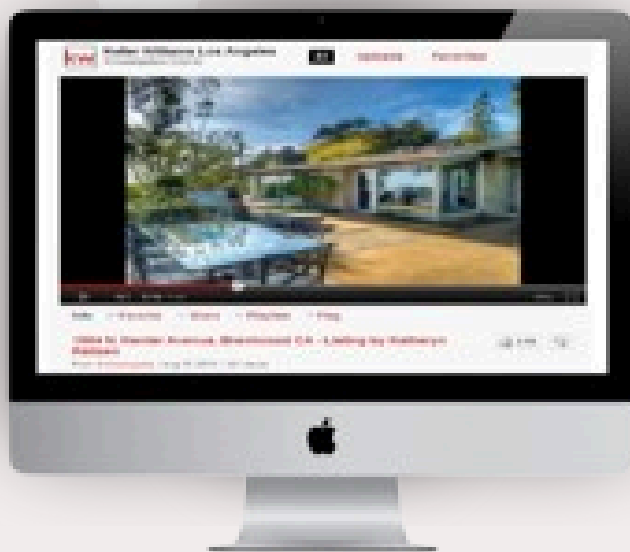
Technology Driven Marketing



Quick Response Codes

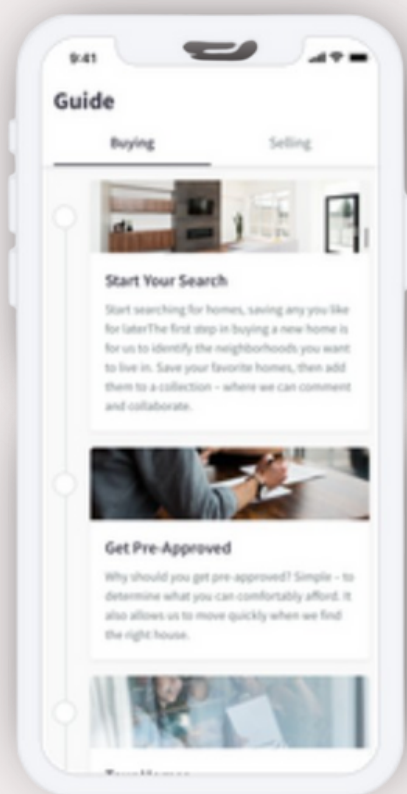
- ☐ Put on All Marketing Materials
- ☐ Designed to Direct User to another Destination.

Digital Video Marketing



MY APP: THE SEAMLESS WAY TO SELL

Now, selling your property and keeping in sync with me has never been simpler. My app makes achieving your real estate goals more accessible than ever before. Get to know my favorite features before you take it for a spin.



Guide

When middle-of-the-night questions come up and you want real-time information about the status of your transaction, Guide is your go-to. Guide informs you on the action plan for every step of the selling process. Paired with my expertise, you'll know where we're at, what to do and what's ahead.

Neighborhoods

Get real-time stats on your neighborhood and understand at a glance which nearby homes are selling and for how much. Then, take a peek at any neighborhood across the country to view lifestyle and market trends, local restaurants and more.

Feed

Even after close, keep tabs on all things real estate with Feed - your source for neighborhood updates, emerging market trends and more. And, when you're ready to buy or sell in the future, I'll be ready to help.



Ready to download my app?
Head to
kw.com/download/KW2KF02X4/

CONSUMER-CENTRIC.com



- Our web network boasts 2.6 million unique visitors a month.



- Among the features specifically designed to give consumers all the real estate information they want, are local featured listings on the landing page and a mobile optimized version of the site.
- Keller Williams associates enjoy the benefits of receiving text messages directly from consumers through their listings
- Listings have increased open house visibility via a real-time open house search

STRATEGIC PROMOTION

Coming-soon campaign

- ☐ Walk-through and needs analysis
- ☐ Professional photography and videography
- ☐ Professional yard signage
- ☐ “Coming soon” email blast to database
- ☐ “Coming soon” social media touch on Twitter, Instagram and Facebook
- ☐ “Coming soon” callout campaign to highly qualified buyers

Just-listed campaign

- ☐ Launch listing on KWLS, MLS and other syndication websites
- ☐ Professional yard signage and takeaway flyers
- ☐ “Just listed” email blast to database
- ☐ Custom landing webpage and funnel campaign promoting open house
- ☐ “Just listed” social media video on Twitter, Instagram and Facebook
- ☐ “Just listed” callout campaign to highly qualified buyers
- ☐ Schedule Open house

OPEN HOUSE STRATEGY

Whether or not an open house is where your buyer comes from, they serve a strategic purpose - aggregating interested buyers in a specific geographic area. By showcasing your property with an open house, or simply leveraging the leads generated at another nearby open house, we will create and target a highly qualified, localized group of buyers.

- ☐ Placing a yard sign and directional signs on key corners, all with balloons and riders
- ☐ Getting on the phone the morning of the open house to remind everyone about attending
- ☐ Scheduling other open houses in the area in various price ranges to attract the maximum number of interested buyers
- ☐ Distributing fliers, dynamic emails, and a lead-optimized landing page to actively drive buyers to your open house
- ☐ Post "Open House" campaign on social media.



Captivating Staging

Staging is what creates a “wow factor” when a buyer walks through the door of your property. It's what creates an emotional response and can often influence whether or not an offer is made.

THE MARKETING

Our marketing strategies in this competitive market



Marketing Channels:

- ★ MLS database
- ★ Social Media
- ★ Open house tours
- ★ Virtual tours
- ★ E-mail marketing
- ★ Open House signs
- ★ Color flyers
- ★ Information book
- ★ Yard signs
- ★ Postcards
- ★ QR Code
- ★ Over 350 websites
- ★ www.karihalferty.com



Open House Flyers

Kh

Welcome Home!

KELLERWILLIAMS.

Hosted by
Kari Halferty



1740 SE Washington Blvd.
Bartlesville, OK 74006



Scan for more info



2009 Skyline Dr - Bartlesville

4 Bedroom | 4 full 2 Half Bath | 3 Car Garage

Features

- New roof
- New HVAC
- New carpet
- New luxury vinyl flooring
- New light fixtures
- New ceiling fans
- Custom curtains
- New sprinkler system
- New landscaping
- New alarm system
- New garage door systems
- Anderson windows
- French doors
- Gunite pool
- New refrigerator

Listed for **\$309,000**








This stunning home sits on a corner lot with a gunite pool. Newer features including roof, 3 HVAC systems, carpet & luxury vinyl flooring, lighting, curtains, sprinkler system including decorative flower pots, landscaping, alarm system, & pool cover. Anderson windows & French doors. Kitchen has a new island, full size refrigerator, deep freeze and wine fridge. Formal & informal living areas plus sunroom & bonus room over garage. Each bedroom has a private bath. Wonderful neighborhood in Wayside Elementary School district. A must see!





Contact me for more details or to schedule a private tour.

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THE PROOF IS IN THE NUMBERS

These numbers depict not only the trajectory of my business, but the expertise, dedication and commitment that you will receive.

Your property will be sold quickly, with the least amount of hassle and for top dollar. The proof is in the numbers

Average
Days on Market

77 Days
2025

58 Days
Market Average

Closed Sale

\$23,585,965
2025

Performing in the top
5%

List-To-Sales
Price Ratio

100.3 %
Office Average 96.72%

102
Properties sold in 2025

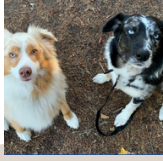
The number of contracts I've
written in 2025

105

The total dollar value of
Contracts I've written grew

12%

Your Home Could Be The NEXT TO BE SOLD!



Let me start by saying BRAVO! Kari is amazing...

she went above and beyond every step of the way from beginning to end --and even after escrow closed! My situation was challenging and a bit unique as I was moving to OK from out of state; Kari showed me homes by live video walk-thru, coordinated inspections & repairs, always communicated updates, changes and questions. She stayed in contact with my local friends on my behalf while I was driving a moving van cross-country--and when I arrived after a 5-day drive with 2 dogs in the summer heat, frazzled, stressed & exhausted--she was there to supply support, encouragement, solutions to a couple snags (unrelated to my real estate transaction) AND bottled water! We worked together for 3 months but had never met in person until after closing. Kari never missed a beat! My dogs and I love our new house and I'm so thankful Kari was in my corner. 'Thank you' just doesn't express my gratitude... she tackled every challenge with patience, experience and kindness. I confidently trust her with all my RE needs. Kari is the bomb and I'm proud to be her client! She puts the HOME in Oklahoma!

~ Jessica H



I highly recommend Kari Halferty

anyone in search of a dedicated and knowledgeable real estate agent! Kari helped me obtain my dream home-"I bought the view! " -and I couldn't be happier with the process. Her attention to detail, responsiveness and understanding of the local market were outstanding, She patiently guided me through each step-from initial contact to closing, ensuring a smooth experience. Transitioning from 50 years of rural country living to my perfect place in town was eased by her help and contacts. If you are looking for a realtor who genuinely cares about their clients AND goes the extra mile- Kari Halferty is the one to chose!

~ Sudi F

Kari, is the Best



I've never had an agent with more Energy or spent more time trying to Sell a house of mine. I've bought many Houses across this Country and Kari by far has been the GOAT. I'm a retired Navy Chief & I'm very annual. This Lady has been amazing if you're looking for the Best I'm telling you she's the GOAT of agents. Wish you were in SWF. Thank You Kari.

~ Richard W

We enjoyed working with Kari

and we love our new house! Kari was friendly and professional at all times. She was very patient with the many questions we had. She helped us navigate through the jargon and steps that come with buying a home. She made the process run very smoothly.

~ Will & Vianey



I met Kari after doing extensive research on realtors in the Bartlesville area and also receiving positive recommendations from locals who work with my daughter. I started my home buying process with Kari while I was out of state, prior to my move. Kari met with me several times remotely, explaining the process, alerting me to documents and tasks I would need, and assisting me during my move. Once I had relocated to Bartlesville Kari met with me and quickly set up a personal web site with curated house selections based on our discussions. We were able to find the perfect house in less than a week and with Kari's guidance, we were successful in our bid for the house. Kari provided hands on guidance during the entire process with great communication at all stages. Thanks to Kari's efforts we were able to close on our house in 30 days!. That's just one day after viewing the house and submitting our offer against multiple offers. As a first time home buyer, I cannot imagine a better realtor to assist us and I fully attribute the ease and speed of our experience directly to Kari's experience and efforts.

~ Robert & Karen B



I can wholeheartedly recommend Kari Halferty as a realtor.



Mrs. Kari was wonderful to work with!

While moving isn't the most pleasant activity, working with Mrs. Kari is. Through her years of experience, she was able to provide creative solutions to help get us over the real estate hurdles. She was kind, honest, and never seemed to mind the endless questions we had. We absolutely love our new home and enjoyed working with her.

~ Lacey T

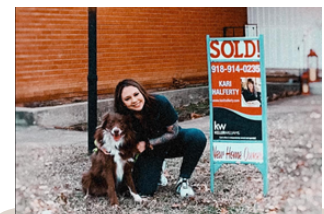
A+ Kari is patient

kind, intuitive, and went above and beyond to help us find a home that really fit our needs. She was a delight, always positive, and looking for creative ways to adapt a property to find a winner for the customer. We highly recommend her!

~ Todd and Rachelle



Kari was absolutely amazing...



helping me buy my house in January! I've seen her recommended by so many people and now I know why. I had very minimal experience and knowledge in home buying as this was my first home and I didn't research everything that I probably should've. It was so nice to have someone patient and kind to help me through the process. I consider Kari not only a friend now but someone that I will always recommend to others as well! 12/10!

Thank you for helping Dallas and I find our dream home!

~ Graciana W

Why Keller Williams

Keller Williams Realty
Is the Largest Real Estate
Franchise in the world,
by agent count.



A PROMISE



To serve the community as a leader in the real estate industry and as a friend and neighbor

To always do the right thing, even if it isn't what is easiest

To take care of your needs at the highest level through unparalleled professionalism and attention to detail. No request is too small

To serve as a trusted local expert and adviser by your side

To consistently and clearly communicate with you in the manner and frequency that you prefer

To treat you and your family with straightforwardness, integrity, and respect at all times

To answer your questions, ease your concerns, reduce your stress, and expertly handle the entire real estate transaction from listing to closing and beyond

To hold myself accountable to selling your home for top dollar - after all, that is what my business is built on



YOUR LOCAL EXPERT



2003 Rookie of the Year for the state of Oklahoma

2003 - 2009 RE/MAX Top Producer, Silver, Bronze, Gold Production Clubs

2005 Osage Federal Top Production Award

2006 Osage Federal Top Production Award

2009 Osage Federal Top Production Award

2009 RE/MAX Bartlesville #1 Production agent

2009 66 Federal Credit Union Million Dollar Producer

2010 - 2017 Keller Williams Production Awards Silver & Gold Level

2010 BOLD Graduate

2015 Truity Credit Union Top 10 Agent

2017 Keller Williams Excel Award Winner

2017 Truity Credit Union Top 10 Agent

2018 Keller Williams Outstanding Mentor

2018 Keller Williams #1 Top Producing Agent by Volume

2019 Keller Williams Outstanding Production Double Gold

2020 Examiner Enterprise named BEST of the best Realtor of Bartlesville

2021 Keller Williams Outstanding Production Triple Gold

2022 Keller Williams Top individual producer volume \$16,814,810

2023 Keller Williams Top individual producer by units 80.25

CREDENTIALS & AWARDS



2013 KW becomes the largest real estate franchise in North America

2014 KW tops 100,000 in associate count

2015 KW named world's largest real estate franchise by agent count

2016 KW Labs, the innovation hub of KW, launches

2017 KW releases Kelle, a proprietary AI-based personal assistant for agents

2018 KW releases Command, a CRM-plus solution with a suite of apps hosted on the Keller Cloud

2019 Named #1 Most Innovative Real Estate Company by Fast Company

2020 Best of Tech: The KW App Launched, making real estate transactions a breeze with new and enhanced tech.

2021 KW was named on Forbes' America's Best Large Employers Company

2022 KW was named on LinkedIn Top Companies in Real Estate. On Newsweek named America's best customer service

2023 KW named by Fortune as a top innovative company for 2023 No. 1 in units and sales volume in the United States

2024 Glassdoor's Best Place to Work: KW ranked 12th out of 100 U.S. companies

IT'S IN THE DETAILS

Eye-catching Yard Signs

Coming soon. For sale. Just sold. You have certainly seen these signs throughout your neighborhood - and their purpose is clear: to create excitement and interest around a listing. While much emphasis is placed on online advertisement these days, many buyers still look for their next home the old-fashioned way - by simply driving around their desired neighborhood. Professionally designed signage and property fliers will market your home 24/7 and capture attention from highly qualified buyers looking specifically in your area.

Your Listing, Amplified

When you list with me, we'll have access to the Keller Williams Listing System, or KWLS. This proprietary, exclusive system ensures your property is marketed online 24/7 through hundreds of the most popular search sites.

Door-Knocking

While online marketing is critical in today's business environment, sometimes nothing beats grabbing a pair of comfortable shoes, some fliers, and pounding the pavement. You can rest assured that if selling your property quickly and for the best price possible requires knocking on a hundred doors, I'll do it.

High-quality Professional Photography

Crisp, clear photos will make your property pop online and maximize visual appeal. I work with highly qualified, professionally trained real estate photographers who specialize in making your house look its absolute best.

Mass Mobile Marketing

When you choose to work with me, your home will be listed on my mobile app and will be put in the hands of millions of buyers!

PRERRSENTING YOUR HOME



When you work with me, you work with a trained agent that has the backing of the world's largest real estate company, consisting of 180,000+ associates around the globe. That puts your listing within the largest real estate network with the furthest reach.

And, by choosing to partner with me and the Keller Williams family, you gain access to a suite of technology that keeps you informed and engaged in what's happening in your neighborhood.

Keller Williams was built on a simple-yet-revolutionary principle: people are what matter most. To help cement this understanding, we've formalized a belief system that guides how we treat each other and how we do business.

WIN-WIN or no deal

INTEGRITY do the right thing

CUSTOMERS always come first

COMMITMENT in all things

COMMUNICATION seek first to understand

CREATIVITY ideas before results

TEAMWORK together everyone achieves more

TRUST starts with honesty

SUCCESS results through people

PRERRSENTING YOUR HOME

The BOTTOM LINE

Real estate is complicated.

At the closing table, my goal is for you to feel that the experience of selling your home exceeded all your expectations, so throughout all of our interactions - from listing to closing - I will work hard to achieve that goal.

When you choose me as your partner, you are not just getting a trusted, respected agent - you are getting a local expert who is passionate about serving our community and those who call it home.

Let's get started.

KW
KELLERWILLIAMS®



Chris H.

Kari Hafferty

Here's how you can
get in touch with me

(918) 914-0235
Text or Call

karihalferty@kw.com
www.karihalferty.com



kw BARTLESVILLE
KELLERWILLIAMS. REALTY

Keller Williams Realty Market Center Bartlesville, OK

recommended RESOURCES

HOME INSPECTORS

Inspection Brothers -Chase Culver & Steve Brown 918-416-9050
Right Angle - Bill Heath - 918-841-02578

LENDERS

Truity - Becki Gailey - 918-698-5039
Arvest - Ambra Richardson - 918-261-9536
Flat Branch - Julia May - 918-841-0447

TITLE COMPANIES

Musselman Abstract - Kailee Hambright - 918.336.6410
Apex Title - Brittany Thomas - 918-397-9781

INSURANCE COMPANIES

Wasemiller Insurance 918-336-1441
Shelter Insurance 918-333-0840
Farmer's Insurance 918-336-7770
State Farm Insurance 918-333-1487

TERMITE INSPECTORS

4 Star Pest - Roy Ivy - 918-855-0658
Excellence Pest - 918-440-5887

SPRINKLER INSPECTOR

Randy Lawrence Lawn - 918-440-1801

POOL INSPECTORS

Infinity Pools - Kaycee Salyer - 918-219-3126
Swim'n Holes - 918-333-4442

UTILITY COMPANIES

PSO - ELECTRIC - 888-216-3523
ONG - GAS - 800-6664-5463
CITY OF BARTLESVILLE - 918-338-4224
VVEC -ELECTRIC - 918-371-2584



recommended RESOURCES

GENERAL CONTRACTOR

KEVIN'S HOME IMPROVEMENTS
863-244-8356

PAINTING

Marcelo Goro Painting JT Paint & Design
918-327-1704 918-766-4921

HOUSE CLEANING

SimplyMaid Diamond L Detailing
918-770-6346 918-440-6682
simplymaidok.com

FLOORING

Sooner carpet Addam Orsburn
918-333-8440 405-501-1883
Carpet, vinyl, wood & Refinishes Hardwoods
laminate

ELECTRICIAN

INCO CORNERSTONE
918-333-2959 918-928-7401
inco-electric.com gaitongilger@gmail.com

PLUMBING

Mason's Plumbing Half Moon Plumbing
918-333-0349 918-219-1674
masonsplumbingok.com

APPLIANCE REPAIR

Chrisco Appliance Repair
918-331-7407

FENCING

C & H Fencing U Picket Fencing
Chris Roberts David Gay
918-331-8821 918-625-7236

HVAC

American Heating & Air Alpha Service
Dusty crouch Mack Savage
918-336-9171 918-815-3251

MOVERS

Cole's Uhaul
918-214-8537



