



CONTACT
304-312-6657



YOU'RE LOOKING FOR AN ADVOCATE...

*Someone who is trustworthy and
knowledgeable.*

As you navigate through the real estate
process, you want an agent who
Listens to your needs,
Takes action on your behalf,
And mindfully guides you through
all the checkpoints until closing.

Nice to meet you, I'm Margie Molnar.



*I'm dedicated to meeting your real
estate needs in the Ohio Valley.*

MARGIE MOLNAR
Salesperson/Realtor®

Fathom Realty, WV
1034 Washington St E
Lewisburg, WV 24901
Martha Hilton, Broker

Fathom Realty, OH
1900 Polaris Pkwy #450
Columbus, OH 43240
Ray Hustek, Broker



Hello Neighbor



Originally from Texas, I spent 20+ years in education in my home state and also overseas, as an educator and guidance counselor for children of military troops stationed in Germany, Cuba, and Japan.

In 2005, I moved to Wheeling, WV where I continued to teach and in 2015, I took the plunge into my untold interest, real estate.

In my years of selling Real Estate, I have SOLD over 150 properties in West Virginia and Ohio.

My continued professional education and practice grants me the knowledge and the confidence to serve you.

Thank you for choosing me... Let's start this journey together!

"Margie was a great realtor an even better person. She was always on time and courteous, and she worked very hard through the whole home buying process, which in turn made my experience a breeze. I would refer her to anyone I know who is looking to purchase a home! - E. Greene

"Margie was wonderful! She went above and beyond her duties as a realtor to sell our home for the highest price... almost 5k over asking price thanks to her excellent negotiating skills. I would definitely recommend her professionalism, kindness, and attention to detail. Thank you for being so helpful, Margie! - R. Radicic

Contact Me:

☎ 304-312-6657

✉ molnar.margie@gmail.com



Scan for my website

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FATHOM REALTY





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Navigating Your SELLING Journey



Our first meeting will be a tour of your home. This gives us the opportunity to list upgrades and discuss staging tips so that the house looks its best for potential buyers.

We will also:

- Review the county website information, Agency packet, and outline my role as your agent
- Discuss comparable properties and set the listing price
- Schedule a listing date and plan a time for photos and measurements

Two days before listing your home, we will meet again to share:

- Exclusive Listing Agreement, Property Disclosure, Lead Based Paint Disclosure, Transfer of Mineral Rights (which will be signed by all persons on the deed)
- Details for listing including compensation to Fathom Realty and the Buyers agent
- Photos of your home will be taken using an array of best angle and aerial drone photography and measurements of each room
- Virtual staging is also an option to add flair to empty rooms.



On Listing day, I will review and ensure the photos are looking their best, and load all information onto the Multiple Listing Service (MLS). Now the marketing begins.

- Personal messages to local real estate agents
- Listing on Zillow, Homes.com, and Realtor.com websites
- Ads on Instagram and Facebook on my professional page "Ohio Valley Real Estate" and in groups such as "Homes for sale in the Ohio Valley"
- Host an Open House soon after listing
- Contact Buyers agents after a showing to review their experience
- If an offer is not received within two weeks, we will discuss improvements, repairs, or reducing price



Once an offer is received, I will

- Ensure the buyer is pre-qualified for purchase and assist in negotiations to set the buying price
- Negotiate any repairs indicated in inspection report and appraisal
- Contact title company for deed preparation and coordinate closing lawyer
- Remind to contact utility companies and cancel insurance if needed

At the Closing, we will attend together to assure all goes well. You will be given a check for the sale of the home, minus closing costs, and I will be given my paycheck. Time to celebrate!



Licensed in WV and OH



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Navigating Your BUYING Journey



You are ready to look for a home! Take the first step and be prequalified with a mortgage lender to know your budget and price range.

During our first introduction, we will do some planning.

- Establish your needs and wants for the home you are looking for
- Find homes on the market through the MLS and social media and schedule showings
- Sign a Buyers Agency Agreement to acknowledge I will be your agent



As we tour homes, we will talk about our next steps.

- Review information sheets for each home
- Discuss pros and cons for the home and property
- Continue to work together until we find "the one"

Your perfect home is found! We prepare the paperwork.

- Compare homes in the area to make certain of fair price
- Contact the listing agent to ask for disclosures for your review
- Prepare the offer for you to sign and will continue communicating with you and the listing agent for negotiations so that we can seal the deal



The offer is accepted! We begin final preparations.

- Communicate with your lender about the purchase agreement and assist with scheduling inspections, and negotiate any needed repairs
- Assist the lender in scheduling the appraisal and negotiate any issues
- Contact a lawyer or title company to do the title search and conduct closing
- Provide contact information for utility companies for transfer into your name
- Schedule a final walk through to check all is well before closing

At the Closing, we will attend together to assure all goes well. You will be given the keys to your new home, and I will be given my paycheck. Time to celebrate!



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