



THE BEST CHOICE FOR YOUR HOME SALE

Realtor | Houston TX

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- Get to know you better
- Answer all your questions
- Ask you important information
- Determine if I am the agent for you
- Understand your needs and selling goals
- Help you stage your home
- Make sure curb appeal gets buyers in your house

ABOUT ME

- I'm a top producing real estate agent with CB&A, Realtors.
- With over 30 years of experience living and working in Northwest Houston, Cypress, Spring and Tomball.
- I have raised my sons in this area with them graduating from Klein High School and Cy Creek High School.
- Diamond Club 2021, 2022 with CB&A, Realtors.
- 100% Club with RE/MAX Vintage 4 years.



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ABOUT MY BUSINESS



2022

January 2022 #1 individual agent top producer

2022

July 2022 # individual 4 top producer

August 2022 #5 individual top producer

2023

August 2023 #1 individual top producer

2023

Houstonia Magazine named one of the 557 top real estate agents in Houston out of 44,000 real estate agents



TELL ME ABOUT YOUR HOUSE

- What drew you to this home when you bought it?
- What is your favorite feature of this house?
- What do you like about your neighborhood?
- What are some nearby attractions and amenities?
- What don't you like about it?

IMPORTANT QUESTIONS

- Why are you moving?
- How soon do you need to move?
- What are you looking for from your agent?
- Do you anticipate any major challenges with selling your home?
- What will you do if your home doesn't sell?

This information will help me determine the best course of action as we go through the process of selling your home.





WHY I'M THE BEST REALTOR FOR YOU

What really sets me apart from other agents is my goal to secure the full financial potential for your home and find the correct buyer. As your trusted advisor, I will take the stress and paperwork out of selling your home for a seamless closing. I truly want what's best for clients.

MY SIGNATURE APPROACH

- I believe in an upfront no-nonsense approach to selling real estate
- I will tell you if either I or my company is not the best fit for your situation
- I will be honest about the pricing of your property
- You're a high priority to me
- I'll do my very best
- Get your home sold in the shortest amount of time at the highest price

STAYING ON TOP

I take quarterly classes to stay current with my industry...



WHY I'M DIFFERENT



Unique selling proposition



Diverse skills, interests, and personal background



Ongoing training, awards, and achievements

CLIENT TESTIMONIALS



“Tammy offered exceptional turnkey service. She was very well educated and guided me easily through the processes. The experience was pretty close to effortless for me.

Monica C



Tammy did a fantastic job preparing, listing, marketing, and taking us through to a quick sale and seamless closing. I would highly recommend using Tammy for any real estate needs ”

Peter C

RECENT SALES



15915 Timber Grove Ct
Tomball, TX 77377

\$335,000

Sold in 3 weeks



9906 Conner Landing
Cypress, TX 77433

\$559,000

Sold in 2 days



26507 Opal Hollow Ln
Cypress, TX 77433

\$785,500

Sold in 3 days



WHAT DOES REALTOR MEAN?

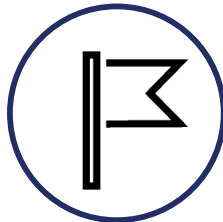


- Only Real Estate Agents who are members of the National Association of Realtors® can use this term.
- Realtors subscribe to a higher code of ethics.
- Realtors are required to have additional education.
- I'm a member of the HAR, NAR and TREC

ABOUT CB&A, Realtors



We service all of the Houston Area &
Austin



We are locally owned

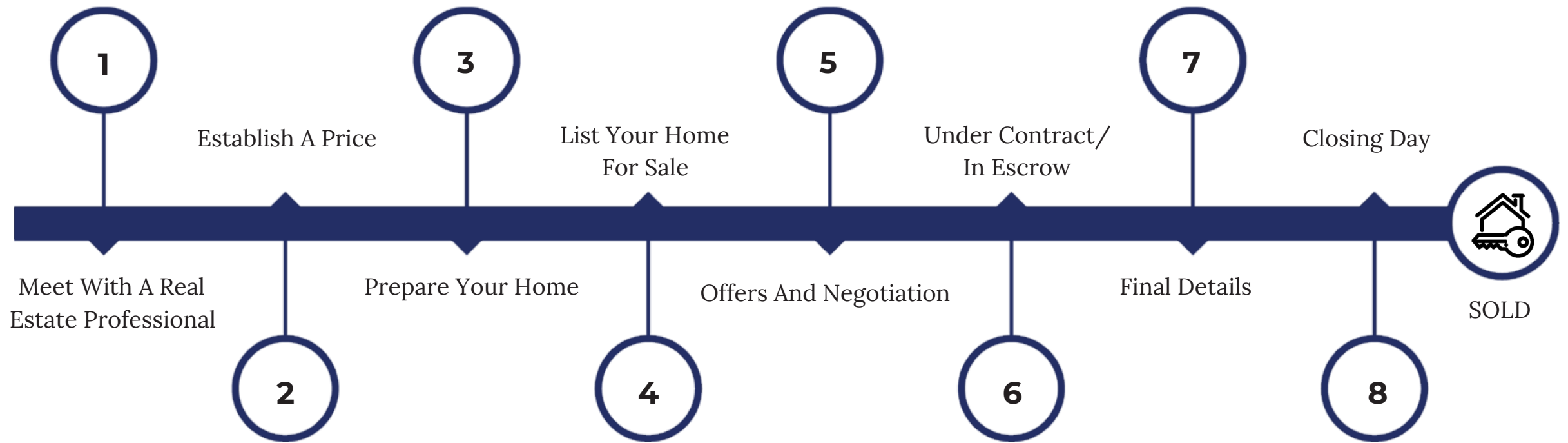




NOW, I WANT YOU TO IMAGINE...

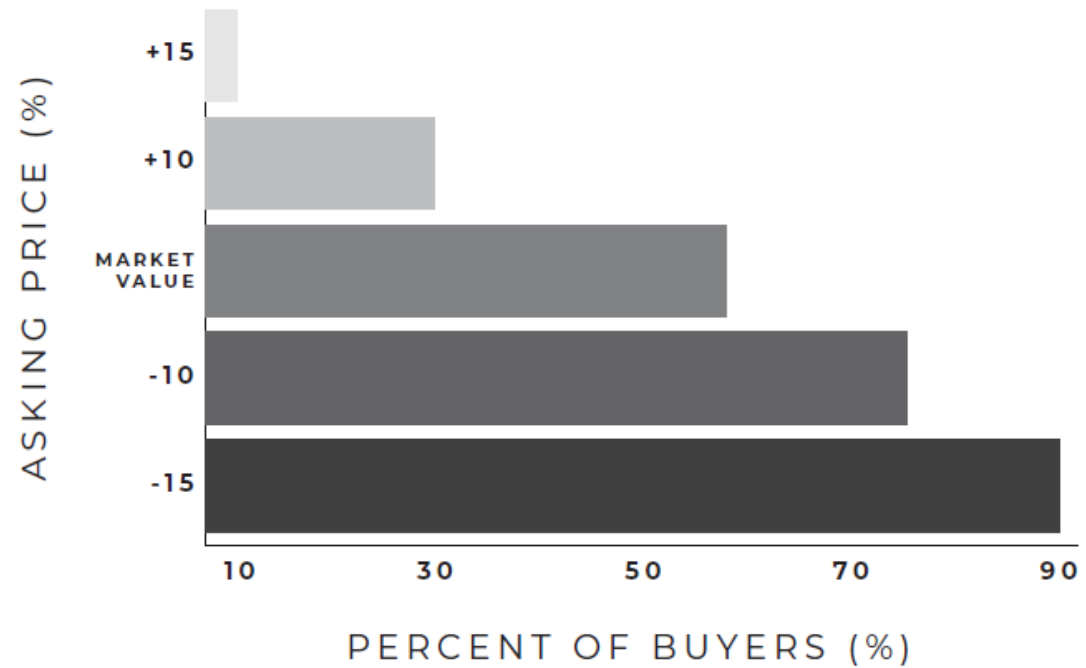
...That this is no longer your home. You have jumped forward in time and you now live in the home and the neighborhood where you plan on moving to next.

THE SELLER'S ROAD MAP



THE PRICE DERIVATIVE

Every property will sell and has the potential to sell quickly, and the price is the No. 1 factor controlling this outcome.





COMPETITIVE MARKET ANALYSIS

- Comparables include sales from all real estate agents and companies
- I check public records in addition to MLS
- The best measure of value is sold listings
- Active listings demonstrate supply and competition
- Withdrawn/expired listings usually demonstrate an overpriced listing.

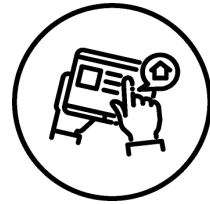
MARKETING YOUR PROPERTY

Much of my marketing starts today, when we agree on a price for your home. The best marketing in the world will never sell an overpriced home.



The right price

+



Great marketing

=



Sold





FACT VS. FICTION

- When it comes to online marketing, many agents will try to convince you they have the “secret sauce.”
- The fact is, every agent’s listing is syndicated out by the MLS to hundreds, if not thousands, of web sites.
- The truth: If a buyer is house shopping online and your home matches their criteria, it would be almost impossible for them not to find your home.



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THANK YOU!

Selling your home is a big deal and I take the task very seriously. The fact that you have considered me to help you accomplish this means the world to me!