



SIMPLY SOLD

A SELLER'S GUIDE by
Happy Healthy Homes

Michelle
Bodine



EPIQUE
REALTY

MICHELLE BODINE

Real Estate Agent | Designer

I bring a comprehensive approach to helping you sell your home quickly and for the best price. My interior design background allows me to see and showcase your home's full potential — often through strategic staging and styling that highlights what buyers want most.

With decades of hands-on marketing experience, I know how to position your home in today's market with eye-catching visuals, compelling storytelling, and targeted promotion.

My team is here to help and our goal is simple: to help you sell quickly, confidently, and for top dollar—while making the experience as seamless as possible. I look forward to working with you!

-Michelle Bodine



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ABOUT US

Michelle Bodine

509.440.5640

Info@michellebodine.com

happyhealthy.homes

EPIQUE
REALTY

PRE-LISTING

A few things to decide before we launch.



01

TIMELINE

Determine your timeline and priorities. Whether you need to sell quickly or need to find another home first, we can help.

02

LISTING PRICE

We will create a comprehensive marketing report to determine the best price for your home in the current market.

03

PROPERTY PREP

We'll help you review any potential repairs, de-cluttering, and staging to make your home show ready.

04

MARKETING PLAN

We offer 3 marketing plans with a variety of services, listed on the following pages. Select the one that works best for you.

05

CONCESSIONS

Depending on our current market, it may be beneficial to offer to funds at closing for repairs, Buyer closing costs, or Buyer Agent commissions.

PRE-LISTING

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ON THE MARKET

Our straight forward plan for selling your home.



01

PHOTOGRAPHY

We will schedule a photo shoot to show off your home in the best light. Any staging or de-cluttering will need done prior.

02

LAUNCH DAY

A sign will be installed, a key box put in place, marketing launched and the MLS posting will go live, making your home officially on the market!

03

SHOWINGS & OPEN HOUSES

We will coordinate the best times for Buyers to view your home. Please keep things tidy and "show ready" as short notice is common.

04

OFFERS

We will review all offers with you to help you negotiate and select the terms that work best for you.

05

UNDER CONTRACT

Once an offer is accepted, the Buyers will schedule an inspection & appraisal, both at their cost. Buyer may ask for repairs, which we can negotiate as well.

ON THE MARKET

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CLOSING DAY

The final steps of the process.



01

MOVING

Whether you are moving down the street or across the country, it is best to schedule your move a day or two before closing if possible.

02

SIGNING DAY

The Title Office will schedule signing of the final paper work a few days before closing, but you can sign as early as 2 weeks prior if needed.

03

FINAL PREP

Buyers typically request a final walk through 2-3 days prior to closing day. If possible, have the home empty and cleaned prior.

04

THE HANDOFF

Gather any appliance manuals, extra keys, garage remotes & codes, and info for mailbox access to deliver to Buyers.

05

CONGRATULATIONS!

Your home has officially sold and your next adventure has begun! The Title office will disburse funds to all parties and then it is time for you to celebrate!

CLOSING DAY

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TRADITIONAL MARKETING PACKAGE

All the basics with one simple price.

2% commission rate



01

PHOTOGRAPHY

Standard photo package of up to 20 images, with light editing by your agent.

02

MLS LISTING + SYNDICATION

Posted on the MLS, as well as national websites like Zillow, Redfin, Trulia, Realtor.com, and thousands more.

03

YARD SIGN & KEY BOX

This gets the neighbors intrigued, and creates an easily visible indicator your home is available to an interested buyer.

04

MARKETING

25 custom printed flyers and social media posts 3x per week.

SIMPLY LISTED

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MODERN MARKETING PACKAGE

Attractive price + Massive Attention

2.5% commission rate.



01

PROFESSIONAL PHOTOGRAPHY

Your buyers' first impression of your home will be the most important. Set your home apart from the dozens of other homes for sale nearby.

02

3D VIRTUAL TOUR

Allow Buyers to get a better feel for the space and attract more potential Buyers from outside our local area.

03

SOCIAL MEDIA

Our social media package includes daily marketing posts and videos to help drive more views of your home.

04

CUSTOM WEBSITE

A short and easy to share link that highlights everything a Buyer should know about your property.

05

OPEN HOUSE

Welcome in potential Buyers with 4 Open Houses, including a Lender on-site to assist.

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AVANT-GARDE MARKETING PACKAGE
Maximum Exposure + Exceptional Results
3% commission rate.



01

COUNTER-TOP DISPLAY

A custom printed binder and informational display with all the important details of your home.

02

DIGITAL MARKETING

A digital billboard and premiere digital marketing package with boosted social media ads.

03

UNLIMITED OPEN HOUSES

An Agent Preview will launch an unlimited number of Lender included Open Houses.

04

1 YEAR HOME WARRANTY

Buyers can purchase with confidence knowing essential appliances and systems will be covered for 1 full year after purchase.

05

ZILLOW SHOWCASE

This premiere marketing service includes email blasts to all potential Buyers, custom video marketing, and priority placement in searches.

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