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# Listing Package

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2025

Guiding you on your real estate journey.



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# OUR TEAM

## **Dona Van Raamsdonk - Residential Real Estate & Agricultural Real Estate**

For over five years, Dona has thrived in the real estate realm. With a robust history of owning and nurturing businesses for more than seven years, she brings a wealth of expertise in social media marketing, networking, and negotiation to the table.

She diligently serves clients not only from Leduc and the Greater Edmonton area but also extends her support to cross-border clients from Ontario, Saskatchewan, and British Columbia.

## **Brendan Hewitt - Residential Real Estate**

Brendan is a community driven Realtor who specializes in helping people buy and sell homes in Sherwood Park, Leduc and the Greater Edmonton area.

With a caring, collaborative, and empathic approach, you will find that Brendan is all about people. He is able to effortlessly connect with his clients, listening to and ensuring he understands their needs.

Brendan understands that home buying and home selling is one of the biggest decisions individuals and families will make and is grateful for the continual trust and support he receives from all of his clients.

# Our Services



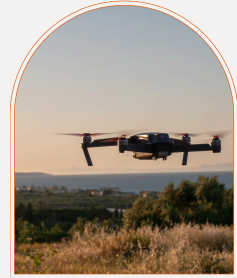
## Yard Sign

Yard signs are incredible marketing tools! They are designed to catch buyers eyes. We have beautiful signs that make your property stand out.



## Professional Photography

We strive to be excellent in all that we do. Professional photography is needed in today's fast pace real estate market. Making your property stand out is essential and our photographers that we partner with know exactly how to do that!



## Drone Footage & Videography\*

Another way to stand out in this market is offering something that most don't. Drone and videography footage highlights your property and gives you an edge in the market.

\*Subject to weather.



## Keybox Access

We keep you safe. We ONLY allow those who have made an appointment at your property. Our Keybox Access give us documented records of who and when they accessed your home.



## Virtual Tour

In a market where people are moving from every part of the country, virtual tours have become an incredible tool to expand the advertising market. Many of our clients this year, have purchased homes based solely on virtual tours, photography and videography



## Expert Marketing

We tailor all of the marketing of our properties locally and nationally. The market has changed. More and more people are moving from other parts of the country and we are ready for the shift!



# Sales Process Timeline



# Why We Are Different

## *We care.*

We truly care about those we serve. We care about what **you** care about. Is it finding a multigenerational home so you can have the benefits of grandparents in the home? Is it ending a chapter so both you and your life partners can grow? Is it selling your childhood home so that your parents can find the best care? Whatever it is, we truly care about your needs and wants.



## *We do everything with excellence.*

We don't do anything half hearted. We pour our hearts and effort into our work because we believe that our work reflects who we are.

## *We make it stress free.*

We are not here for drama. The reasons for selling a home are stressful enough. We want to ease that stress and make the experience the best as possible. We aren't guaranteeing bumpy stretches along the way, but we will get you from a to b with as little turbulence as possible.

## *We are with you EVERY step of the way.*

When we mean EVERY step, we mean EVERY step. Took a look at the numbers and figured that now is not the best time to sell for you? No problem. We will ensure you know what's happening in the market so you know when the best time is! Need an electrician after moving into your new home? We have the contacts for you. Taking a look at your budget and needing help with working out the numbers? We have the best partners in the biz. Whatever it is you need in regards to your real estate journey, we are here for you.

## *We offer exceptional services.*

As you can tell from above, we pour everything into our business. That's why you won't see us taking property photos with our phones, or seeing 2 sentence blurbs about your property on realtor.ca. You deserve the best and so does your property.

# Sellers Responsibilities

*We believe that we are partners when we become your real estate professional. We value open communication and unbiased recommendations to make sure that you know the whole scope of the market, and the realities of selling your home.*

*We know you love your home and we are professionals in making sure that when buyers walk in, they fall in love too.*



**Open Your Mind** – the realities to pricing a home can become really frustrating. We know you value your home and you have a number set in mind. However, opening your mind to the realities of the current market can ensure the best experience possible. We will give you the best tools to come up with the perfect price to bring in the most buyers.

**Show Ready!** – Clean, declutter, paint and fix minor and major problems. Buyers come into your property ONE time. You need to make sure that your home is show ready when they do. Buyers are comparing your home to every other one on the block. So you want to make sure that when they come into yours, it is the most memorable. \*\*\*NOT WITH SMELLS – overwhelming smells can deter buyers as much a full and cluttered home\*\*\*

**Negotiate** – Remember that in real estate, everything is negotiable. Price, possession day, conditions. Keep in mind that when an offer comes in, it can come in as low as \$25K off purchase price in a slow market. Don't be offended.

**Be Available** – When buyers book appointments, they're typically looking at 4-5 other properties at that time, so requesting them to change their booked time slot, can really pose a challenge. As much as possible, be available for your property to be viewed.

# The Numbers

*This is where we'll see if the numbers make sense for you to sell your home. We believe in open communication and ensuring that you know all of the details in regards to one of the biggest transactions of your life!*

Mortgage Owing

Property Taxes Owing

Bank / Lender Penalty

Pre-Inspection Fees

Condo Documents (If Applicable)

Real Property Report or Title Insurance

Lawyers

Moving Company Fees

Realtors Commission =  
(7% of the First \$100 000 + 3% of the Balance)





# Your Property

*Tell us a little bit about your space.  
What makes your property stand out?  
What do you love about your home?*

*Address:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*What do you love about your home?*

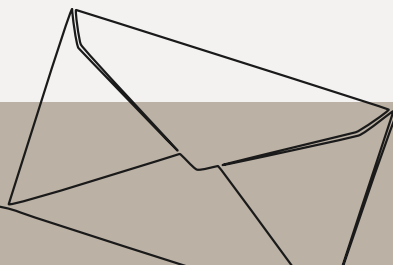
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*When would you like move?*

\_\_\_\_\_

*Do you have another property lined up?  
If not, do you want us to help you with your next home?*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Contact Information

Get to know our latest real estate and  
property information.

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