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Your Home, Your Choice

Flexible Commission Packages Built Around Your Goals

You have many options when choosing a real estate agent, and I believe communication is the key to a successful sale. Whichever package you choose, you get the same hands-on dedication and expertise I bring to every listing.

When interviewing agents, be sure to compare: how many homes they've recently sold, client reviews and satisfaction, and their average days on market and list-to-sale price ratio. Here's where I stand:

- ✓ 59 closed transaction sides overall, 2019–2026
- ✓ 5-star reviews from every client
- ✓ 16-day average days on market (listing side)
- ✓ 103% average list-to-sale price ratio
- ✓ \$48.2 million in total sales volume, 59 closed transaction sides, 2019–2026

Source: Matrix MLS production data, 2019–2026

DID YOU KNOW?

- ✓ Staged homes sell for 13 to 20% more, making it a worthwhile investment.
- ✓ Agent commissions and escrow fees are deductible from your capital gains taxes.
- ✓ You are not required to pay a buyer's agent commission, but it will hurt your sale. Sellers typically still cover buyer's agent commissions, recommended at 2.5% and no lower than 2%, to avoid reducing your home's sale value.

I partner with trusted professionals who consistently deliver exceptional results. I do not receive kickbacks, I simply work with the best to help you maximize your home's value.

COMPARE THE PACKAGES AT A GLANCE

	Essential 2%	Full-Service 2.5%	White Glove 3%
Professional photography & video	✓	✓	✓
Mega open house (15-19 signs)	✓	✓	✓
Online ads (Google, YouTube, FB, IG)	✓	✓	✓
Lender vetting & negotiation support	✓	✓	✓
Transaction coordinator	✓	✓	✓
Full staging (furniture + decor)	—	✓	✓
Professional pre-listing cleaning	—	✓	✓
Free pre-listing home & termite inspection	—	—	✓
Strategic repairs to pass appraisal	—	✓	✓
Broker preview (200+ agents)	—	✓	✓

	Essential 2%	Full-Service 2.5%	White Glove 3%
Contractor coordination & oversight	—	—	✓
Material sourcing for upgrades	—	—	✓
Estate sale & junk removal	—	—	✓

Option 1: White Glove Service 3% Commission

Includes everything in Full-Service Marketing & Staging, plus:

- ✓ Pre-Listing Inspections — Home and termite inspections at no cost, so there are no surprises before your home hits the market.
- ✓ Contractor Coordination — I connect you with affordable contractors for necessary repairs, payable after escrow closes (a deposit is required to begin work).
- ✓ Project Oversight — I manage contractors to ensure work is on time, up to code, and tailored to what most buyers want.
- ✓ Material Sourcing — I help you select affordable, high-impact upgrades that add value.
- ✓ Estate Sale & Junk Removal — I coordinate everything to simplify the process for you.

The ultimate stress-free solution to maximize your home's value.

Option 2: Full-Service Marketing & Staging 2.5% Commission

A comprehensive listing package with expert marketing and staging.

- ✓ Staging — Family room, dining, kitchen, and primary bedroom furniture, plus decor, plants, and art for an inviting atmosphere.
- ✓ Professional Cleaning — Pre-listing deep clean included.
- ✓ Strategic Repairs — Minor fixes to help pass appraisal, such as water heater compliance and smoke detectors.

High-End Listing Presentation includes:

- Professional photography
- Hands-on photo day prep, I personally ensure no eyesores make it into the photos
- Detailed home layout and measurements
- Time invested to help ensure the appraiser uses the strongest comps and repair costs to support your home's valuation
- Upgrades list and HOA details prepared for buyers
- ✓ Broker Preview — Over 200 top local agents invited before the open house.
- ✓ Advanced Digital Marketing — Paid promotion on Google, YouTube, Facebook, and Instagram, plus email marketing to my buyer pool.
- ✓ Mega Open House — 19 signs plus personal invitations to neighbors.
- ✓ Strong Negotiation & Contract Expertise — Ensuring buyers don't waste your time or negotiate unnecessary repairs.
- ✓ Lender Vetting — Buyers are pre-screened before any offer is presented, to confirm they qualify.
- ✓ Transaction Coordinator — A dedicated expert reviews all contracts for accuracy.
- ✓ Hassle-Free Process — DocuSign for easy signing, with all documents stored in a secure drive link for your records.

Option 3: Essential Marketing Package 2% Commission

A streamlined, effective approach for sellers looking for essential marketing services.

- ✓ Professional Photography & Listing Video

- ✓ Pre-Sale Consultation — Guidance on how to prepare your home for listing photos.
- ✓ Cleaning Coordination — Professional cleaning arranged, cost covered by the seller.
- ✓ Mega Open House — 15 signs plus neighbor invitations.
- ✓ Professional Flyers — High-quality print and digital marketing materials.
- ✓ Online Marketing — Google, YouTube, Facebook, and Instagram ads plus an EXP Realty website feature.
- ✓ Negotiation & Contract Expertise — Ensuring a smooth transaction with minimal stress.
- ✓ Lender Vetting — Buyers pre-screened before offers are presented.
- ✓ Transaction Coordinator — Contracts reviewed for accuracy and compliance.
- ✓ Seamless Process — DocuSign for easy document signing, with a drive link provided at the end for your records.

CHOOSING THE RIGHT AGENT MATTERS

Selling a home can be one of life's most stressful experiences. Hiring a skilled, experienced professional can save you thousands while ensuring a smooth, successful sale.

Consider this: would you rather pay a discount CPA \$400 and owe thousands more in taxes, or hire a top accountant for \$1,500 and save significantly?

A low-commission agent is more likely to undervalue your home, struggle with negotiations, and lack the marketing resources to compete. Don't sell yourself short, focus on expertise, strategy, and results, not just the commission rate.

I am here to get you the best price with the least stress. Let's discuss the best plan for your goals.

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Zillow 5-Star Agent • [Yelp Reviews](#) • [Google Reviews](#)