



YOUR GUIDE TO  
*Selling*

Everything you need  
to know about  
selling a home.



**Visualize your dream scenario for selling your home.**

What's the one thing that has to happen to make that dream scenario a reality?

**How can I make that happen for you?**

Why is that important to you?

**If we could add just one more thing to make this process even better, what would it be?**

Why is that important to you?



**Your Needs Come First**

*Homes*  
OF NOCO GROUP

**kw** PREFERRED  
REALTY  
KELLERWILLIAMS

# The Process

**The real estate transaction is complex, and navigating you through every step of the sale is my expertise.**

- Initial meeting, walk-through and needs analysis
- Sign listing agreement
- Prepare your property for sale: staging, photography, etc.
- Launch “coming soon” marketing campaign
- Establish a competitive price
- Officially list your property
- Launch “just listed” marketing campaign
- Start showing your house and hold open house
- Receive and present offers
- Negotiate contract
- Go under contract
- Begin title review
- Facilitate inspection process
- Negotiate any issues
- Oversee appraisal
- Coordinate and prepare for further inspections
- Final walk-through
- Closing Day!

# My App:

## The Seamless Way To Sell



### Guide

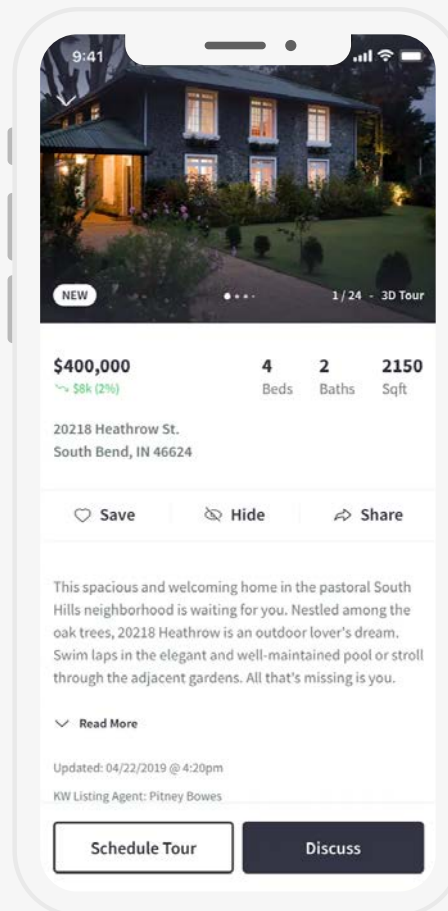
When middle-of-the-night questions come up and you want real-time information about the status of your transaction, Guide is your go-to. Guide informs you on the action plan for every step of the selling process. Paired with my expertise, you'll know where we're at, what to do and what's ahead.

### Neighborhoods

Get real-time stats on your neighborhood and understand at a glance which nearby homes are selling and for how much. Then, take a peek at any neighborhood across the country to view lifestyle and market trends, local restaurants and more.

### Feed

Even after close, keep tabs on all things real estate with Feed - your source for neighborhood updates, emerging market trends and more. And, when you're ready to buy or sell in the future, I'll be ready to help.



Now, selling your property and keeping in sync with me has never been simpler.

My app makes achieving your real estate goals more accessible than ever before. Get to know my favorite features before you take it for a spin.



Ready to download my app?  
Head to  
[app.kw.com/KW4244VK3](http://app.kw.com/KW4244VK3)

# Your Custom Marketing Plan



With 95% of buyers looking online at some point in their home search, mastering the digital space is a must. My award-winning suite of technology marketing tools in combination with my market expertise will deliver optimized search, social media and email campaigns to ensure your listing shines online. It is my goal to provide innovative digital marketing strategies to ensure the right buyers find your property and take action.

## Digital Marketing That Drives Results



*Homes*  
OF NOCO GROUP

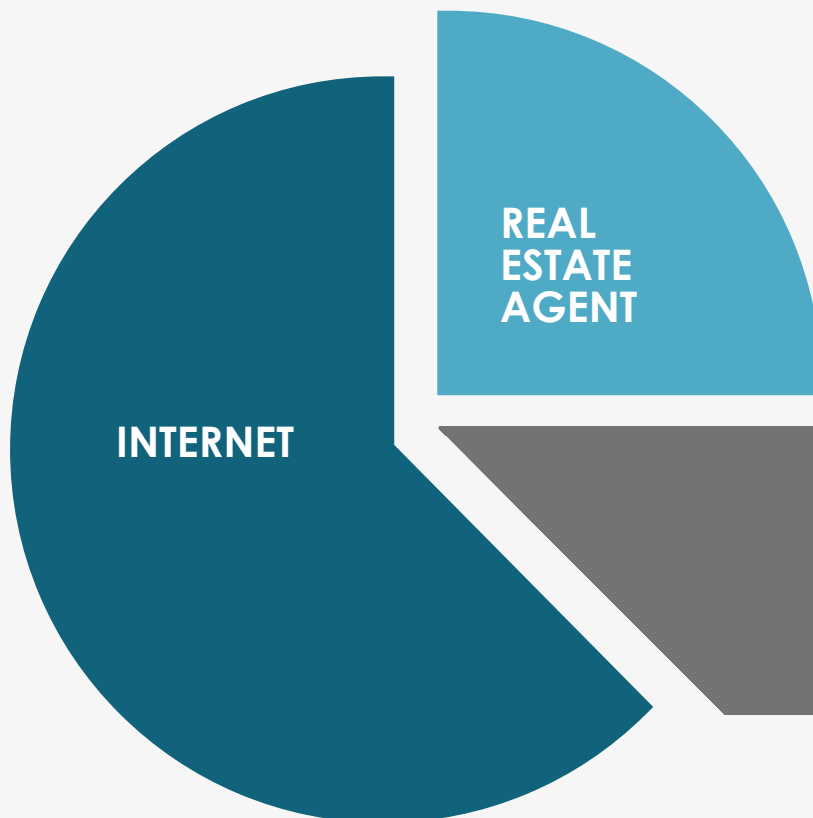
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# Finding Your Buyer

The savviest marketing plan is one that targets the channels buyers are already using to find homes. From optimized internet exposure to networking with local agents, I'll work diligently to find your buyer as fast and efficiently as possible.

## HOW BUYERS FIND THEIR HOME

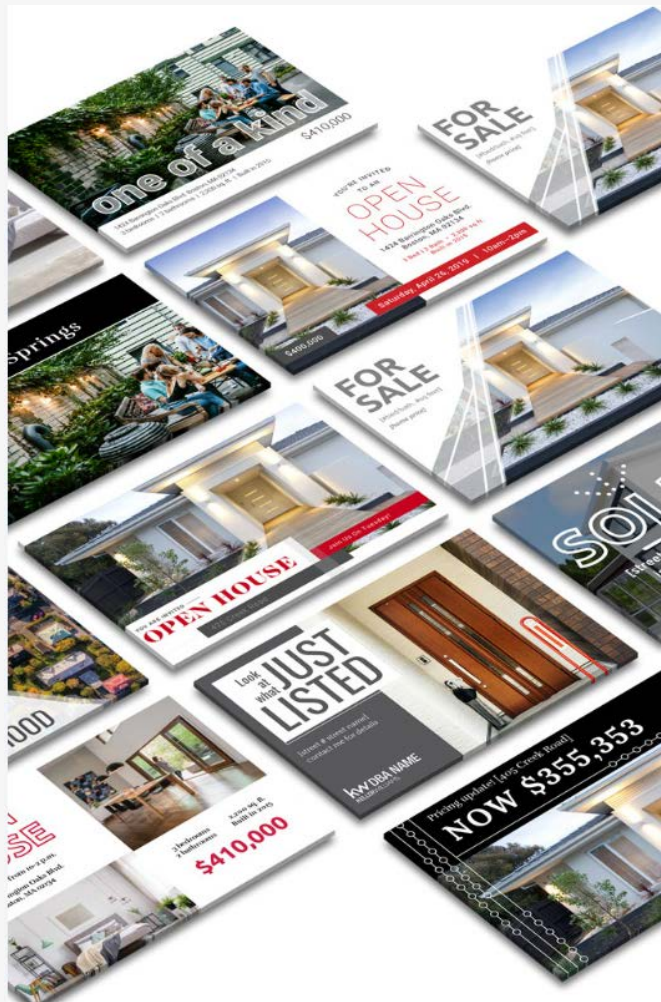
National Association of REALTORS®  
Profile of Home Buyers and Sellers 2022



- Yard Sign/Open House Sign
- Friend, Relative or Neighbor
- Home Builder or Their Agent
- Directly from Sellers
- Print Newspaper Advertisement
- Home Book or Magazine



# Best-in-Class Promotional Assets



## Smart, Targeted Networking

From dynamic fliers, to lead-optimized landing pages, to beautiful postcards, or even 3D virtual walkthroughs, we'll determine what professionally printed or digital marketing pieces will move the needle to maximize the sale of your property.

As an active member in the real estate community and our community at large, I will market your listing to top agents and buyer specialists in the area, generating excitement and ensuring maximum exposure.

# Your Media Plan

COMING SOON

*stay tuned...*



Homes OF COLORADO GROUP KW PARTNERS

1 Bedroom, 1 Bathroom  
888 Total Sq. Ft.  
Built in 1985

Homes OF COLORADO GROUP KW PARTNERS

## \$406,000



*Just Listed*

**6806 DALE RD, COLORADO SPRINGS, CO 80915**  
5 BED | 3 BATH | 1,862 TOTAL SQ. FT. | BUILT IN 1970

## JUST LISTED

**6765 Monterey Pine Loop**  
Colorado Springs, CO 80927

5 Bedrooms | 4 Bathrooms | 3,212 sq. ft. | Built in 2013

Do you know anyone who'd like to make this beautiful house their home? This home features 9 foot ceilings and wood flooring, a fireplace on the main level, and a 220 Volt outlet in the garage. Not to mention, a wet bar in the basement! The kitchen has a touch sink, granite countertops, and stainless steel appliances. The 5 piece master bathroom would be great for relaxing after a fun get-together in the formal living room. This home also has a finished basement and sits on a corner lot. Washer and dryer are included.

CONTACT ME FOR MORE DETAILS!

Melissa Bellows



## Property Brochure

Develop a property brochure to be distributed during property showings

## Just-Listed Postcard

Send a targeted just-listed digital postcards to the surrounding area, and similar neighborhoods

## Coming Soon and Just-Listed Email

Send a targeted announcement to my personal database, as well as fellow agents with potential buyers

## Open House Invitation Email

Send targeted emails to surrounding communities and prospective buyers

## Custom Property Website

Create a dedicated website for your property to support highly targeted marketing efforts

## Agent Website Property Feature

Showcase your property on my professional website

## Facebook and Instagram Posts

Leverage Facebook and Instagram posts to highlight coming soon, just listed, property features, and upcoming open houses

## Instagram Story

Leverage Instagram to capture the most compelling features of your home, from architectural photos to property walk-through videos

## Paid, Boosted Facebook Ads

Leverage boosted ads to reach nearby active and passive buyers



# Strategic Promotion:

## Coming-soon campaign

- Walk-through and needs analysis
- Professional photography
- Professional yard signage
- "Coming soon" email blast to database
- "Coming soon" social media touch on IG and FB
- "Coming soon" callout campaign to highly qualified buyers

## Just-listed campaign

- Launch listing on KWLS, MLS, and other syndication websites
- Professional yard signage and takeaway fliers
- "Just listed" email blast to database
- Custom landing webpage and funnel campaign promoting open house
- "Just listed" social media video on IG and FB
- "Just listed" callout campaign to highly qualified buyers
- Open house 3-5 days after listing or as agreed upon

# Open House Strategy

Whether or not an open house is where your buyer comes from, they serve a strategic purpose - aggregating interested buyers in a specific geographic area. By showcasing your property with an open house, or simply leveraging the leads generated at another nearby open house, we will create and target a highly qualified, localized group of buyers.

- Placing a yard sign and directional signs on key corners, with balloons and riders (if allowable)
- Getting on the phone the morning of the open house to remind everyone about attending
- Scheduling other open houses in the area in various price ranges to attract the maximum number of interested buyers
- Distributing fliers, dynamic emails, and a lead-optimized landing page to actively drive buyers to your open house
- Personally knocking on your neighbors' doors to invite them to attend and tell their friends



## Captivating Pre-Listing Tips

Pre-listing tips is what creates a “wow factor” when a buyer walks through the door of your property. It’s what creates an emotional response and can often influence whether or not an offer is made.

# It's in the Details

## EYE-CATCHING YARD SIGNS

Coming soon. For sale. Just sold. You have certainly seen these signs throughout your neighborhood - and their purpose is clear: to create excitement and interest around a listing. While much emphasis is placed on online advertisement these days, many buyers still look for their next home the old-fashioned way - by simply driving around their desired neighborhood. Professionally designed signage and property fliers will market your home 24/7 and capture attention from highly qualified buyers looking specifically in your area.

## YOUR LISTING, AMPLIFIED

When you list with me, we'll have access to the Keller Williams Listing System, or KWLS. This proprietary, exclusive system ensures your property is marketed online 24/7 through hundreds of the most popular search sites.

## DOOR-KNOCKING

While online marketing is critical in today's business environment, sometimes nothing beats grabbing a pair of comfortable shoes, some fliers, and pounding the pavement. You can rest assured that if selling your property quickly and for the best price possible requires knocking on a hundred doors, I'll do it.

## HIGH-QUALITY PROFESSIONAL PHOTOGRAPHY

Crisp, clear photos will make your property pop online and maximize visual appeal. I work with highly qualified, professionally trained real estate photographers who specialize in making your house look its absolute best.

## 3D VIRTUAL WALKTHROUGH AND VIDEOGRAPHY

3D virtual tours and/or video is at the heart of an effective digital marketing campaign and can provide a distinct advantage in a competitive market. We will discuss what is best for your home!

## MASS MOBILE MARKETING

When you choose to work with me, your home will be listed on my mobile app and will be put in the hands of millions of buyers!



# Real Experience Real Expertise



AMANDA WINTER  
REALTOR  
BROKER ASSOCIATE



5280HOMESCO

— AMANDA WINTER REALTOR® —

Amanda was born and raised in Colorado, a true native. She first started her Real Estate career in May of 2001 as a weekend receptionist while still being a full-time high school student. She quickly grew with the large company and slowly moved up the administrative ladder eventually even helping to run a top-rated Denver Real Estate school. After taking a few years off in 2010 to raise her girls Maddison (now 12) and Abigail (now 10), she seamlessly jumped right back into it.

Being in the industry in multiple fields from administration to transaction coordination as well as having her full-time Real Estate license, Amanda is a full service, concierge style agent and has the vast knowledge and willingness that it takes to be successful in helping anyone that comes her way. She is passionate for the business and committed to providing the best experience for her clients. Being an experienced negotiator ensures her sellers will get top dollar for their property and each buyer will have the strongest offer presented to sellers. Amanda makes sure each one of her clients is given top priority and feels confident that they will stay competitive in this fast paced ever so changing current market. Having the chance to grow up and live all over the front range to the foothills and Eastern plains, Amanda can navigate and help serve multiple areas within Colorado. Believing in honesty, integrity and truly loving to help others you can be assured to always know you are in the best hands when it comes to one of the largest financial investments in your life.

## OUR MISSION AND VISION

*Our mission and vision as business professionals is to provide an experience that is not only fulfilling for our clients but one that focuses on the importance and idea that "everyone deserves a place to call home."*

*In addition, we will provide exemplary guidance for our business partners to achieve their financial goals, whether that means creating opportunities, finding opportunities, or creating financial freedom through real estate.*

*We will achieve this by putting ethics, professionalism, integrity and compassion behind every phone call, every email, every text, every smile.  
Our goal is to strive for excellence and achieve greatness.*



# OUR TEAM

Leaders in the real estate industry since 2008, Homes of Colorado Group has built a collaborative, elite family of professionals, who are experts in Colorado and across the country. In the past few years our team has sold over 350 homes, specializing in residential/commercial real estate, luxury properties and worldwide relocation. Since 2019 our team closed a powerful 110+ million in sales volume, making us one of the most successful real estate firms in Colorado and the Nation. In 2021 and 2022 NAHREP (National Association of Hispanic Real Estate Professionals), a national group and reporting agency, ranked our team #2 in Colorado and #45 in the US. With offices in Colorado, and across the country, we are collectively making a difference in the lives of our local community.

OVER 350  
HOMES SOLD

TOP KW BROKER  
IN AMERICA

ETHICS  
PROFESSIONALISM  
COMPASSION



# DESIGNATIONS





# Leading the Industry



When you work with me, you work with a trained agent that has the backing of the world's largest real estate company, consisting of 180,000+ associates around the globe. That puts your listing within the largest real estate network with the furthest reach.

And, by choosing to partner with me and the Keller Williams family, you gain access to a suite of technology that keeps you informed and engaged in what's happening in your neighborhood.

Keller Williams was built on a simple, yet revolutionary principle: people are what matter most. To help cement this understanding, we've formalized a belief system that guides how we treat each other and how we do business.

- WIN-WIN** or no deal
- INTEGRITY** do the right thing
- CUSTOMERS** always come first
- COMMITMENT** in all things
- COMMUNICATION** seek first to understand
- CREATIVITY** ideas before results
- TEAMWORK** together we achieve more
- TRUST** starts with honesty
- EQUITY** opportunities for all
- SUCCESS** results through people

# A Promise



To serve the community as a leader in the real estate industry and as a friend and neighbor

To always do the right thing, even if it isn't what is easiest

To take care of your needs at the highest level through unparalleled professionalism and attention to detail. No request is too small

To serve as a trusted local expert and adviser by your side

To consistently and clearly communicate with you in the manner and frequency that you prefer

To treat you and your family with straightforwardness, integrity and respect at all times

To answer your questions, ease your concerns, reduce your stress, and expertly handle the entire real estate transaction from listing to closing and beyond

To hold myself accountable to selling your home for top dollar - after all, that is what my business is built on



Real estate is complicated.

That's where I come in.

At the closing table, my goal is for you to feel that the experience of selling your home exceeded all your expectations, so throughout all of our interactions - from listing to closing - I will work hard to achieve that goal.

When you choose me as your partner, you are not just getting a trusted, respected agent - you are getting a local expert who is passionate about serving our community and those who call it home.

Let's get started.

# The Bottom Line



# Contact Me

Here's how you can  
get in touch with me

**AMANDA WINTER**

**720.982.8260**

[amanda@5280homesco.com](mailto:amanda@5280homesco.com)

[www.HomesofCO.com](http://www.HomesofCO.com)

My app: [app.kw.com/KW4244VK3](http://app.kw.com/KW4244VK3)

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