



SELLING
YOUR PROPERTY

with

Rhonda Ducre Flanagan

REALTOR®

and the

**FLANAGAN
REAL ESTATE TEAM**



Rhonda Ducre Flanagan

REALTOR®

Flanagan Real Estate Team

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No matter what your situation, selling your home can be an emotional and taxing experience without an experienced, knowledgeable Realtor to help you navigate the process. An active member of the community for many years, Rhonda is a regarded listing agent with a proven track record of success. Rhonda's successful business was built on the foundations of integrity, knowledge and trust. These principles, combined with her tireless work ethic and passion for helping others, continue to produce optimal results. Committed, professional, and diligent are just a few of the characteristics that attribute to Rhonda's success as a listing agent.

Rhonda's knowledgeable of the latest market trends to keep sellers informed and ensure their home maintains a competitive position in the current market. Furthermore, Rhonda's meticulous attention to detail ensures that everything is done correctly and timely to avoid any unforeseen complications that may arise. Rhonda's knowledge adds immeasurable value in the pricing and marketing of listings. Using the latest technologies and social platforms to optimize visibility and reach more potential buyers.

In addition, Rhonda's effective pricing strategy positions the home to sell at the most profitable price, in the least amount of time. As an experienced listing agent, Rhonda is uniquely qualified to assist with the sale of any property.



Client Reviews

What My Clients Had to Say...

Choosing a realtor is not an easy thing to do. We met Rhonda at a community mixer we attended and she gave us her info, I think it was 4 years ago. My wife and I wavered back and forth about selling our home and moving, but Rhonda was patient and gave us our space which was appreciated. After finally deciding to make that step we contacted Rhonda who was ready to move forward. The process was tedious, but Rhonda kept us motivated and assured. We searched high and low for a home some were good but not what we wanted. Rhonda was very patient, and finally, we found a new build that we just had to have. Throughout the process, Rhonda was always smiling and laughing which took away our nervousness. We're very thankful for Rhonda who helped us find our forever home. Celebrating the holidays in our home has been great and we owe it all to Rhonda and Connect Realty.

Thanks for all you've done.

Shonda & Terry Roy



This year I was passed down a home due to the passing of my Mother. I was mentally checked out and could not afford the back taxes on the home unfortunately, so I had to make the hardest decision and sell. I was blessed tremendously with being introduced to Mrs. Rhonda Flanagan. The first encounter was so positive, informative and brought laughter I hadn't experienced in months. Her humble, honest and caring personality instantly let me know she was exactly who I needed to help me through this process that needed a speedy sell. I was able to sit back and breathe, I didn't have to deal with the stress of it all and for that I am thankful! Mrs. Flanagan showed hard work and dedication in getting me the best deal possible. Through this entire ordeal I not only met an overall amazing realtor but also a friend whom showed compassion and understanding, gave advice and gracefully made sure I didn't get low balled with just any deal. Thank you thank you thank you for everything you've done to bring me peace in this very emotional situation.

~Jessica Richard Booker



Thank you Rhonda Ducre Flanagan, Realtor for servicing my “forever” home purchasing needs!

You were attentive & presented me with “my forever home” based upon my heart’s desired specifications. You were prompt in communicating and lastly as fate would have it, I was your 1st real estate client but I couldn’t tell it because your knowledge, skills, expertise and capabilities were superbly outstanding. Congratulation to my best friend forever! You performed a job well done. Thank you! Moreover, I give God all the praises for ordering our steps to have yet another memorable and glorious experience! Thanks a million!

-K. Hebert



"If you're looking for a realtor, I personally recommend Rhonda Flanagan to you. Rhonda will stick with you until you're in a home that you love. No house is too big or too small, and no area is off limits. Rhonda is coming with her boots on and her crew if need be. Rhonda will answer your questions along the way, and if Rhonda doesn't have an answer, she will find the answer for you. Take my word, and don't settle for a flashy realtor. Go with Rhonda because she'll get it done."

-J. Anderson

We contacted Rhonda about selling our home. She guided us through the process with patience and professional directions. After listing our home with her we received an offer acceptable to us the first week. She helped us to navigate through the sale process with ease.

I highly recommend her if you are looking for a realtor.

~Mr. & Mrs. Booker

Client Reviews

"She is very resilient. One of the best realtors me and husband has ever met. I would recommend her services to anyone!! Very knowledgeable and really has the client in her best interest."

~Consweylus Bridgewater

Rhonda Flanagan is a great realtor and has superb knowledge of the Beaumont area that made choosing the right home in the perfect neighborhood for our family a breeze. Rhonda was patient and very responsive to our questions. I would always recommend Rhonda and the Flanagan Team for anyone searching for their perfect home. Rhonda and her team made the entire home buying experience stress free. Rhonda helped our relocating from Pittsburgh to back to Texas awesome!

~Nathan Woolridge

Client Reviews

I have known Mrs. Rhonda and her family since I was a little girl. She has always been so kind and sweet. What better person to come across when looking for a home? She helped me find this wonderful house for my family. She made sure the process was smooth and even checked in often after moving! I highly recommend the Flanagans for your home needs!

-Kayra Rae Gillis

Working with Miss Rhonda was absolutely the best first experience I could ask for. From the patients and understanding to making sure I understand everything. Constant communication through the day, night, weekend, keeping me posting on anything that was going on. Wasn't just trying to sale me a house, but actually find me a home for me and my kids.

Couldn't have asked for a better realtor.

~Joshua Semien

In getting to work with and know Rhonda Flanagan as my realtor, selling my home became less a major task and more of an informed and entrusted partnership. Rhonda knows her business, is respectful and exhibited integrity all along the journey!

It is my honor to recommend Rhonda Flanagan (and her team) to anyone looking for or selling a home. She will be your advocate as you navigate through to your goal.

Sincerely,
Jeannie Rhodes

We contacted Rhonda about selling our home. She guided us through the process with patience and professional directions. After listing our home with her we received an offer acceptable to us the first week. She helped us to navigate through the sale process with ease. I highly recommend her if you are looking for a realtor.

-Kirk & Glenda Booker





City of Beaumont

June 17, 2021

TO WHOM IT MAY CONCERN:

Rhonda Flanagan is a phenomenal person, and I highly recommend and support any endeavor she encounters.

Mrs. Flanagan is trustworthy, honest, and one of the most hard-working people I know.

She is the definition of "HARD WORK," and she will fulfill your real estate needs!

Sincerely,

Albert "A.J." Turner
Councilmember-at-large

About Your Realtor

Rhonda Ducre Flanagan

One of my greatest accomplishments is 18+ years of dedicated service to the citizens of the great State of Texas at the Alcoholic Beverage Commission and prior service with the City of Beaumont, Texas at the Beaumont Police Department in various administrative capacities.

Throughout my career of 30+ years of public service and several years of volunteer service as a former President of the Parent-Teacher Association (PTA), President of the Beaumont Metropolitan Area Council of PTAs for the Beaumont Independent School District (BISD) and Band Booster President. I served all who I encountered with courtesy and respect. I pride myself on being a person with integrity and hold myself accountable for all that I do.

I am a native of Beaumont, Texas. I have been married for 31 years and have three sons, a daughter-in-law, and two grandsons.

I want to now serve my community in a different capacity, and I have the opportunity to assist others with home ownership as a Realtor.

Real estate transactions can be challenging, even at times a stressful process. I will be a resource of information helping people from all walks of life achieve home ownership for anyone wanting a starter home to their dream home.

I want to be your Realtor who helps a seller get the most money for their house in the shortest amount of time and help a buyer find a program that fits their needs and help them save the most money.

Whether you are a single parent wanting a backyard for your children to play in, buying your first home, looking for your dream home, or you want to downsize or go bigger. I AM YOUR REALTOR!

My strongest qualities acquired through my years of public service are:

Customer Service

Courtesy

Integrity

Accountability

Reliability

My goal is to use these skills to be your go-to Realtor for your residential real estate needs. I look forward to providing a total Realtor experience to all my clients.

~Rhonda

Rhonda's Earned Designations; to help you sell your home faster



Seller Representative Specialist:

I will guide you through each step of the selling process, navigate the paperwork so you can understand options and ramifications and find solutions to any potential obstacles.



Pricing Strategy Advisor Designation:

I have the skills and the tools to effectively and adequately determine the price of a home so that I can represent my buyer or sell clients with confidence.



Certified Home Marketing Specialist Certification:

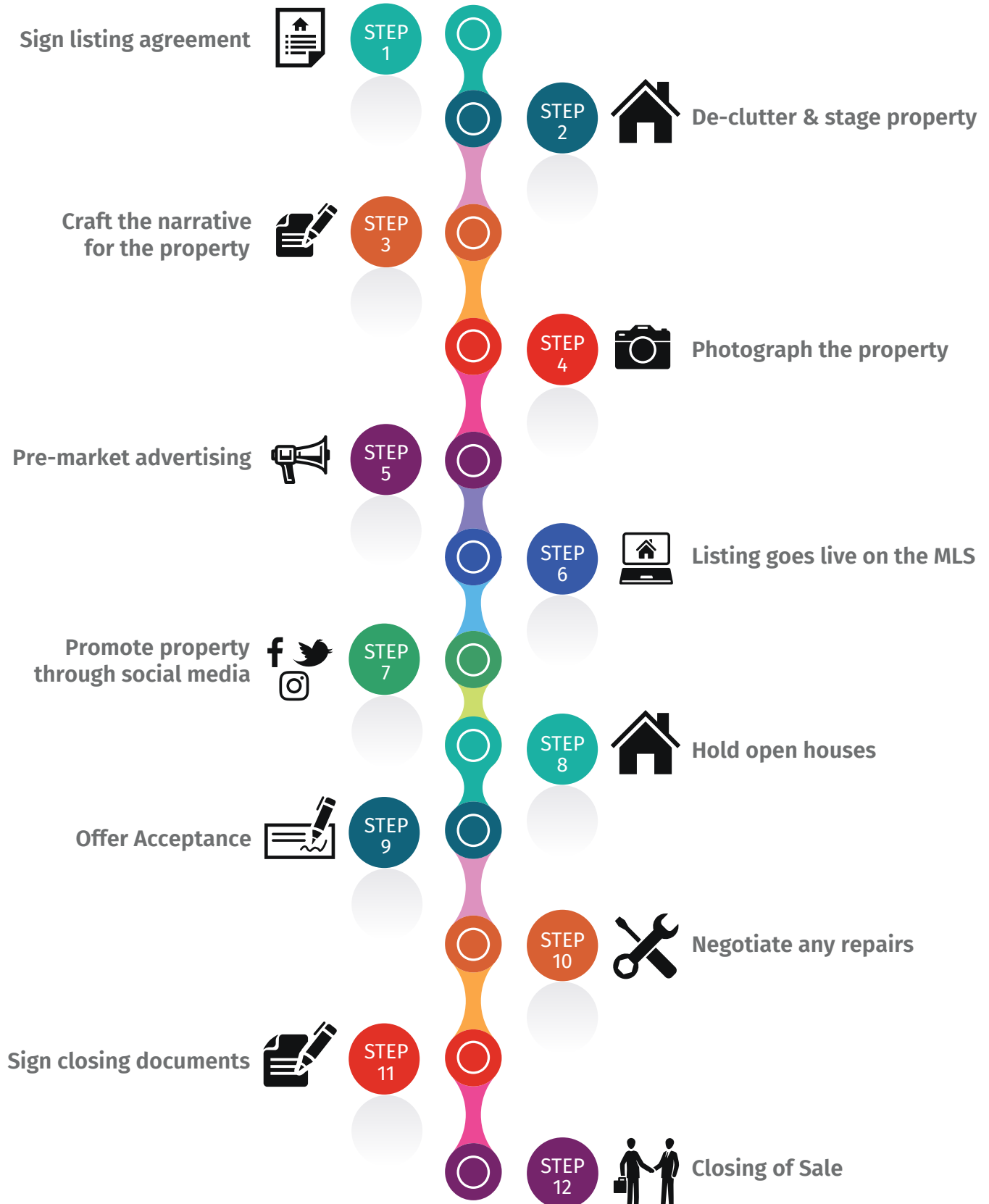
I help seller clients stage their home. Showing them the importance and techniques of preparing their home for the market.



Accredited Buyer's Representative Designation:

I focus on the specifications of what buyers are looking for in a home negotiate solutions to problems to the benefit of the buyer. As an ABR certified Realtor I have extra training that qualifies me to specifically help buyers and is committed to the industry, not just adding up sales.

SELLER'S TIMELINE





Seller's Checklist

Making sure your home is in optimal showing condition will set it apart from the competition and help to secure the maximum price in the least amount of time. The following tips will help prepare your home for sale and boost saleability once you go to market.

THE POTENTIAL BUYER'S OVERALL OUTLOOK ON YOUR HOME BEGINS WITH THE FIRST IMPRESSION.

PREP-SALE INSPECTION

Hire an inspector to assess your property before you sell it. Obtain contractor estimates to repair any major problems that may deter potential buyers.

HOME REPAIRS

The smallest improvements can make the biggest difference! Here are a few minor repairs to consider before listing your home:

- *Paint walls and ceilings a neutral color*
- *Re-grout tile and walls*
- *Restore hardware and fixtures as needed*
- *Improve lighting by replacing light bulbs with higher-wattage bulbs*
- *Repair any signs of damage*
- *Refinish floors to minimize wear and tear*

ENHANCE YOUR CURB APPEAL

- *Spice up the lawn and landscaping*
- *Add fresh flowers*
- *Check for cracks or exterior features that could use minor repairs*

DEEP CLEAN

- *Clean all windows and screens to allow as much light as possible into your home*
- *Remove clutter*
- *Clean and polish floors, lighting fixtures and faucets*
- *Dust and vacuum regularly*
- *Eliminate any odors*

STAGE YOUR HOME

Set the scene by preparing your property to show! Neutralize your home by removing bulky furniture, personal photos and general clutter. Adding subtle accessories such as a simple centerpiece, accent pillows or a floral arrangement can help liven up a room and make potential buyers feel like they're touring a model home.

CONNECT REALTY™

IT ALL STARTS WITH **EXCEPTIONAL CONNECTIONS**

Connect Realty was founded in 2008 to redefine how real estate agents help people buy and sell homes. In the last decade, Connect Realty has developed more than an integrated technology platform and seasoned team of professionals - we've built a family. Today, our Connect Realty agents and brokers rely on our core values to deliver an unparalleled degree of service for clients across the country.

HOW CAN I BEST SERVE YOU?

The more information I learn about you and your expectations, the better I can market your home and provide excellent results.

- What is your motivation to sell?
- What is your ideal time frame to move?
 - Where are you planning to move?
- What are your expectations from me?
- What are your favorite features of your home?
 - Are there any issues I need to be aware of?
- Can you share anything else about your home?

WHEN YOU HIRE US YOU GET:



An elite full-service agency



Expert real estate advice



Regular, open, honest communication



Effective handling of your sale or purchase



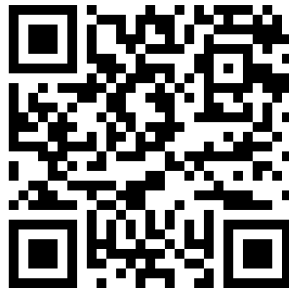
Friendly, professional and attentive service

We're a full service real estate brokerage, that means we do everything possible to get a house sold. From a full time staff that includes technology wizards, copywriters and an in-house design and marketing team—**we've got you covered**. Connect Realty is rooted in the tradition of being a “white glove” business, but we're truly modernist at heart. With a commitment to everything forward-thinking, fast-moving and results oriented, we treat every client and their property with enthusiasm and care. We steadily hold ourselves to the highest of standards – you can too!

CONNECT
REALTY™



Visit Our Website:
FlanaganRealEstateTeamsetx.com



WWW.CONNECTREALTY.COM
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Connect Realty has not independently verified the information herein and therefore, assumes no legal responsibility for its accuracy. Consumer should investigate any matters or items disclosed, identified or about which they have concerns to their satisfaction.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Connect Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	573369 License No.	brokertx@connectrealty.com Email	281-292-3499 Phone
Mary Goudreault Designated Broker of Firm	538377 License No.	mboatner@connectrealty.com Email	713-206-1001 Phone
Mary Goudreault Licensed Supervisor of Sales Agent/ Associate	538377 License No.	mboatner@connectrealty.com Email	713-206-1001 Phone
Rhonda Ducre Flanagan Sales Agent/Associate's Name	740201 License No.	rdflanaganrealestate@gmail.com Email	409-656-2688 Phone

Buyer/Tenant/Seller/Landlord Initials Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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