



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...

It was such a pleasure working with Rhonda and the Flanagan team! From the first initial contact, until closing, Rhonda kept me informed constantly via text/email.

She got my property sold faster than I expected and for a price higher than I had anticipated. She is the ultimate professional, while also feeling like a friend who has your best interest at heart. She made the whole selling process easy, seamless, and stress-free for me. I would recommend her to anyone that is needing to sell or buy a home.

- Lily Hancock

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

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

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

When my husband and I began the journey of selling our home and building a new one, the only realtor we wanted to work with was Rhonda Flanagan. It was indeed the best decision that we made for ourselves.

From our first meeting until our final transaction, Rhonda and Lawrence were kind, professional, knowledgeable, easy to reach for any questions we had, but most importantly they built a relationship with us. It was evident that they enjoyed what they were doing, and we were ecstatic to be around such positive people who could also get the job done. Rhonda explained everything thoroughly and made sure we understood the entire process.

As we began the process of vetting builders, Rhonda did not allow the sales consultants to pressure us into accepting things we did not want or need. She helped to guide us through this uncharted territory with ease. We are now enjoying our beautiful new home because of the love and dedication that Rhonda puts into her clients. It has been a blessing to work with Rhonda.

I have been telling everyone what a phenomenal person and realtor Rhonda is. If you have any real estate needs, please go directly to Flanagan Real Estate Team. You'll be glad you did. Get you a "win win" with Flanagan!

Cedric & Felicia Runnels



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

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:

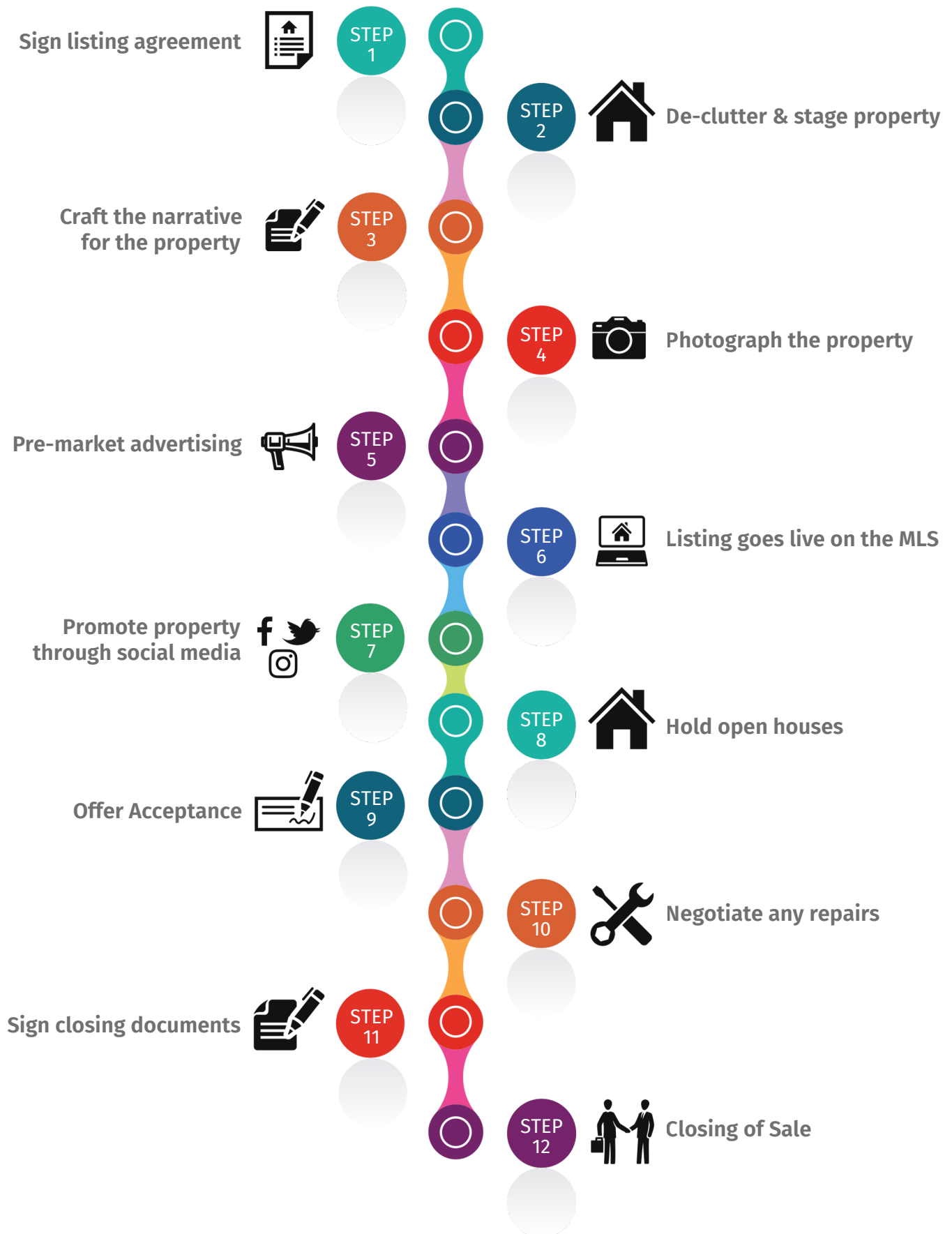
I help seller clients stage their home. Showing them the importance and techniques of preparing their home for the market.



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



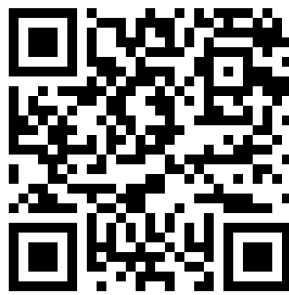
Friendly, professional and attentive service

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



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