




EXCLUSIVE SELLER'S GUIDE



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GREAT MARKETING SELLS HOMES

Your property deserves the listing agents and marketing team that are as passionate and committed to your home as you are. In today's market, it is vital to work with a Professional Real Estate Team whose attention to detail, sophistication, creativity, and knowledge in modern marketing techniques result in the highest sale price and most gratifying client experience. We believe that your home is unique and deserves its own marketing strategy, one that differentiates it from the rest and makes it Stand Out.

To achieve this, we apply our proven marketing systems, techniques, and expertise and work with only the best in the industry whose professionalism and passion for excellence meet the highest standards. This creates maximum exposure and impact on your property resulting in a powerful, compelling, and effective marketing program that will get you the most money. It is our responsibility, and pleasure, to deliver this to you. Let's get started!

THANK YOU!

Thank you for taking the time to review this package. I have sent you these materials in advance of our meeting so that you will know a little more about me. I believe real estate is much more than buying and selling houses, it's about building relationships and building futures. I look forward to meeting you!

At this point, I don't know all of your particular needs and objectives, nor do I know your financial and family situation entirely. I do know that selling a home can be an extremely emotionally trying time, or a very exciting one. My job is to provide you with enough solid information so you can make an honest, informed decision based upon facts not hype.

I am preparing a complete presentation and market analysis for our meeting. Selling your home is a complicated task, so it is crucial to have every possible advantage you can. Thank you again for your time, and I look forward to meeting with you.



MEET MY TEAM!



HAYDN HALSTED
Broker
Real Broker, LLC



**HALSTED
HOMETEAM**



TEAM DI LUCCA
Lender
Hometown Lenders



JERALD MARISCOTE
Real Estate Assistant



TYLER RIGGS
Inspector
Liberty Homes Inspections



VISTA TITLE
Local Closing
Company



AFFORDABLE HOME
Staging



TOUR MY HOME
Photos/Video

And any referrals you need throughout the process!

MY LISTING PROGRAM

EASY EXIT AGREEMENT

Unlike most other agents, I don't lock you down to any long-term listing contracts. I believe that I need to earn your business every day that I'm working for you. If there's ever a time where you're not happy with the service in which I provide, just let me know and we can shake hands as friends and go our separate ways.

SAVVY SELLER PROGRAM

For a lot of people, they would still like the option of selling their own home and saving money or realtor commissions if they can. I believe they should be able to do that very thing even while listed with me. My Savvy Seller Program allows you to market your own home to your friends, family and co workers. If you find the buyer, you'll pay 1% to have me process the entire transaction for both you and the buyer. I believe this is a win-win scenario for everyone.

FLEXIBLE COMMISSION PROGRAM

1%

You find the buyer and I handle the transaction

4%

I act as a dual agent representing both parties

5-6%

Another agent brings the buyer and I represent you



HOME SELLING PROCESS

This guide offers an overview of the step-by-step process and timeframe to sell your home. It is intended to help bring some clarity and peace of mind during the journey.

View Your Home & Discuss Your Goals

1

The first step is to meet with our team and discuss your property and your goals. This process takes around 1 hour and will take place in your home where we will walk through your property, take notes, and discuss the features that make it unique. It is here that we will get a good understanding of your ideal timeframe and what your plans are after the home sells. After our meeting, we will research the current market and prepare a Current Market Evaluation based on an in-depth analysis of the recent sales, active listings, and market trends in your neighborhood for properties similar to yours. Correctly pricing your property is one of the most important factors when considering selling. When priced correctly you will have the ability to negotiate the highest possible sale price and most favorable terms. [1 - 2 days]

Sign the Listing Agreement

2

Once the listing date and price have been established, we can move forward with preparing the necessary listing forms. We will guide you through each one so you have a thorough understanding of them and can ask questions along the way. The forms are to be completed at least 2 weeks prior to the listing going live as this will provide enough time to prepare the marketing materials and have the most impact when hitting the market. [1 - 2 days]

HOME SELLING PROCESS

3

Prepare The Home For Sale

This is the opportunity to make the home show as beautifully as possible. From painting walls to replacing lightbulbs, staging furniture to mowing the lawn, and doing a deep clean throughout, you will want your home to look as good as possible. This will help maximize the appeal and the sale price. [1 – 14 days]

4

Photography, Videography & Floor Plans

Buyers love looking at photos of beautiful homes and being entranced by stunning HD video. We will coordinate a day and time to have all the media taken. To minimize disruption, this can often be completed all on the same day, within a matter of hours. [1 – 2 days]

5

Begin The Pre Campaign

With the marketing assets in place, we will begin marketing your home before it hits the market. With direct access to thousands of agents, brokerage databases, and direct marketing tools, we will get the word out about your upcoming listing to generate early interest. [7+ days]

6

List on the MLS

The Multiple Listing Service® (MLS®), owned and operated by REALTORS®, is a powerful real estate marketing system. Having your home listed on the MLS helps thousands of agents and potential buyers access the information about the property. [Ongoing]

HOME SELLING PROCESS

7

Open Houses and Showings

Open Houses give buyers the opportunity to experience your home in person. As they are so vital to the sale of your home, Open Houses receive their own marketing plan. [1 - 4 weeks]

8

Negotiate Offer

When an offer or offers have been received, we will negotiate to the point of the price and terms all being to your liking. [1 - 3 days]

9

Escrow Period

During this phase, buyers will deposit their earnest money, hold their inspection, the appraisal will come to your property and we'll resolve any other contingencies and repairs during this time. [2 - 6 weeks]

10

Moving Day

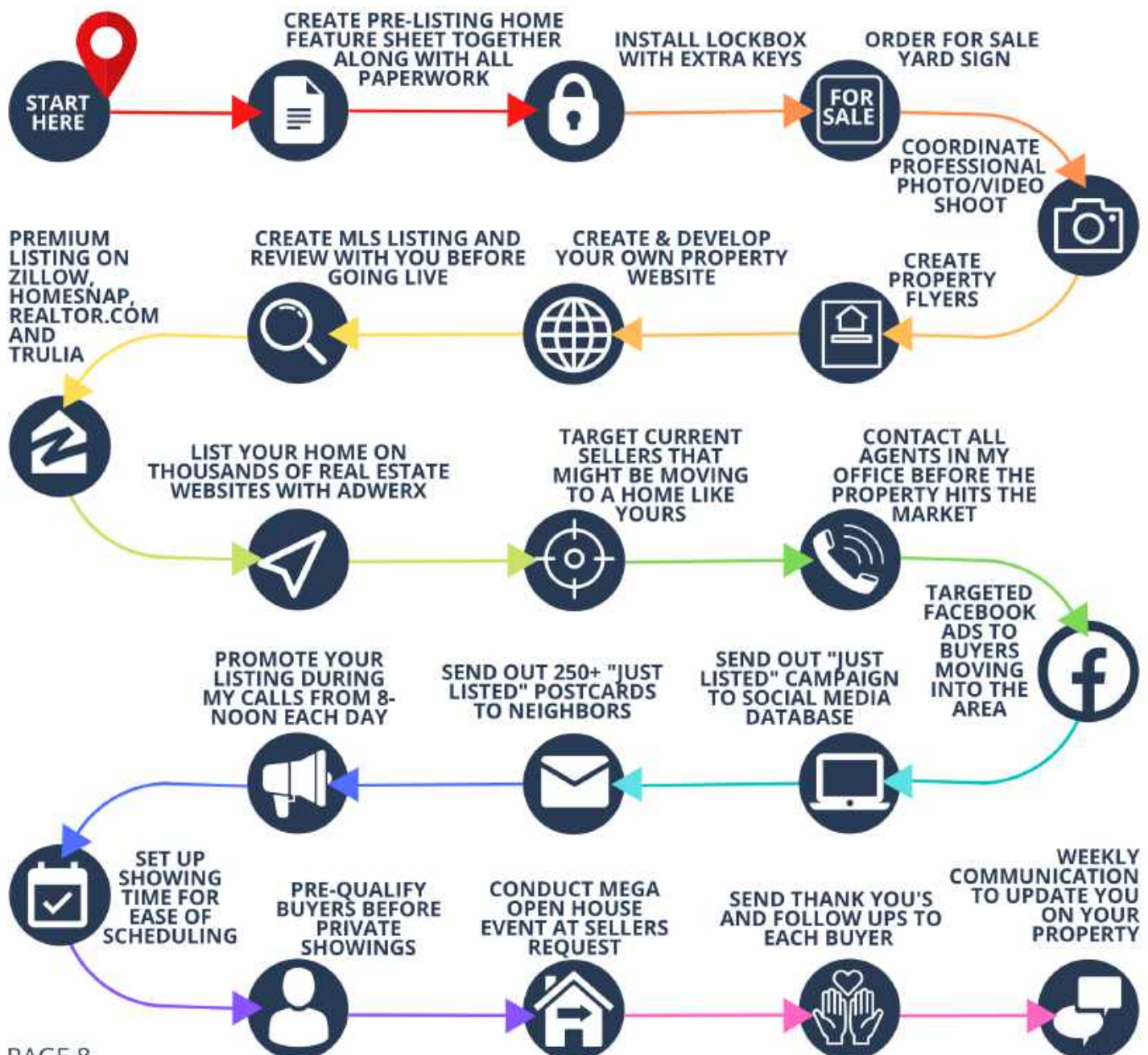
With contingencies now removed, the deal is firm and we prepare for moving day. On to the next phase of your life! [2 - 10+ weeks]



MARKETING PLAN

A Comprehensive Marketing Plan Is The First Step Towards Success

A thorough marketing plan will ensure your home stands out from all the others that buyers will look at, and to help obtain the highest sale price. The Halsted Hometeam prides itself on marketing your home to a level above the industry average. While each home receives its own custom marketing plan, the following pages provide an overview of the types of marketing we do.



THE PRE-CAMPAIGN

Marketing your home before it hits the market is a proven and highly effective method to getting it sold

Our database of thousands of buyers includes potentially hundreds looking for exactly the home you are selling. Each of these people are personally contacted about your upcoming listing. This alongside a hyper-targeted Facebook campaign, Social Media presence, Coming Soon sign, Email campaign, Brokerage announcement and Network blast creates early interest and excitement about your property.



THE ULTIMATE SELLER TO-DO CHECKLIST

OBJECTIVELY EVALUATE EVERY ROOM!

MAKE IT INVITING!

- REARRANGE FURNITURE TO MAXIMIZE VISUAL FLOOR SPACE
- PACK UP ALL KNICK-KNACKS AND FIGURINES
- PRUNE AND NURTURE ALL HOUSE PLANTS
- REDUCE OR ADD HOUSE PLANTS TO A BALANCED NUMBER
- REMOVE ANY FURNITURE THAT YOU CAN LIVE WITHOUT
- REMOVE ALL BUT A FEW DECORATIVE BOOKS FROM BOOKSHELVES
- PACK AWAY PERSONAL FAMILY PHOTOS TO DE-PERSONALIZE THE HOME
- REDUCE THE AMOUNT OF WALL ART TO ONE OR TWO ITEMS PER ROOM
- ADD LAMPS TO ANY DARK SPACES TO BRIGHTEN THE ROOM
- AVOID USING SCENTED CANDLES, SPRAYS, AND PLUG-IN AIR FRESHNESS
- LEAVE YOUR HOME SMELLING FRESH AND CLEAN WITH AN ESSENTIAL OIL DIFFUSER

LIVING ROOMS & FAMILY ROOMS:

- KEEP COFFEE TABLES CLEAR
- REMOVE ANY ASHTRAYS
- KEEP FURNITURE AT A MINIMUM
- ANY TOYS SHOULD BE STORED OUT OF SIGHT
- USE PILLOWS AND THROWS TO SOFTEN THE SPACE

CLEAN/REPLACE AS NEEDED:

- LIGHT SWITCH COVERS
- FIREPLACE
- CARPETS
- LIGHT BULBS
- BLINDS
- FRONT DOOR
- DOORS AND DOOR KNOBS
- INTERIOR & EXTERIOR PAINT
- AC/HEATER VENTS



KITCHEN:

- CLEAR ALL ITEMS FROM KITCHEN COUNTERTOPS
- CLEAN TILE GROUT; BLEACH IF NEEDED
- CLEAN THE STOVE, OVEN, AND MICROWAVE
- CLEAR THE REFRIGERATOR OF MAGNETS, PICTURES, AND MESSAGES
- REPAIR BROKEN OR LOOSE CORNERS ON FORMICA COUNTERTOPS
- REPLACE BURNER PANS ON THE STOVE IF WORN
- KEEP ALL MOPS, BROOMS, VACUUMS, ETC., PUT AWAY.
- EMPTY THE GARBAGE BEFORE EACH SHOWING
- REMOVE ANY PET FOOD AND WATER DISHES BEFORE SHOWINGS
- ORGANIZE PANTRY TO LOOK NICE AND NEAT
- BOX UP ANY DISHES & COOKING SUPPLIES YOU CAN LIVE WITHOUT
- SCRUB/POLISH THE SINK TO MAKE IT LOOK LIKE NEW AGAIN

DINING ROOM:

- BOTTOM OF CHANDELIER SHOULD BE AT MIN. 60" FROM THE FLOOR
- KEEP DINING TABLE CLEAR EXCEPT FOR ONE NICE CENTERPIECE
- REMOVE EXTRA CHAIRS FROM THE TABLE AND DINING ROOM
- REMOVE EXTRA LEAVES FROM THE TABLE
- THE TABLE SHOULD SEAT 4 TO 6 CHAIRS MAX.

LAUNDRY:

- PUT SOAP AND SUPPLIES IN CUPBOARDS
- KEEP ALL SURFACES AND SINK CLEAN AND EMPTY
- USE HIGH WATT BULBS TO MAKE IT LOOK BRIGHTER
- REMOVE ANY AND ALL CLOTHING, DIRTY OR CLEAN.
- KEEP FLOORS CLEARED OF CLUTTER AND MOP REGULARLY

BEDROOMS:

- MAKE BEDS DAILY
- INVEST IN NEW BEDSPREADS IF NECESSARY (CONSULT STAGER FIRST)
- CLEAR OFF BEDSIDE TABLES, DRESSERS, ETC.
- STORE DAILY NECESSITIES IN DRAWERS OR CLOSETS
- ORGANIZE CLOSETS TO BE NICE AND NEAT
- KEEP CLOSET DOORS CLOSED
- KEEP ALL THE FLOORS CLEAR AND VACUUM REGULARLY
- REMOVE ALL WALL DECOR, OTHER THAN A TASTEFUL PIECE OF ART
- REPAIR ANY HOLES OR DAMAGE TO WALLS

BATH:

- CLEAN AND CLEAN ALL SURFACES
- DISPLAY A BOTTLE OF HAND SOAP OR A CLEAN BAR OF SOAP
- PURCHASE NEW TOWELS IF NECESSARY (CONSULT STAGER FIRST)
- COORDINATE ALL LINENS IN ONE OR TWO COLORS
- FOLD TOWELS IN THIRDS ON TOWEL RACK
- REMOVE ALL UNNECESSARY ITEMS OUT OF SHOWER STALLS AND TUBS
- CLEAN OR REPLACE ALL SHOWER CURTAINS
- CLEAN ANY MOLDY AREAS IN THE SHOWERS AND BATHS
- REPLACE CAULKING TO MAKE IT LOOK NEW AGAIN
- TAKE OFF ALL CLOTH TOILET LIDS AND KEEP LIDS CLOSED
- HIDE GARBAGE CANS AND CLEANING SUPPLIES
- ORGANIZE CABINETS TO BE NICE AND NEAT

DUST EVERYTHING!!

- WALLS
- CEILINGS
- BLINDS
- BASEBOARDS
- WINDOWS
- A/C VENTS
- CEILING FANS

YARD:

- PRUNE BUSHES AND PLANTS TO LOOK HEALTHY
- DO NOT ALLOW SHRUBS OR PLANTS TO BLOCK WINDOWS
- WEED ALL PLANTING AREAS
- PUT DOWN FRESH MULCH TO RESTORE COLOR CONTRAST
- KEEP THE LAWN FRESHLY MOWED, EDGED, AND FERTILIZED
- REMOVE ANY DEAD PLANTS
- ADD A FEW FLOWERS FOR A SPLASH OF COLOR IF NEEDED

EXTERIOR:

- LOOK AT YOUR HOUSE OBJECTIVELY FROM YOUR NEIGHBOR'S YARD
- CLEAN OR REPAINT THE FRONT DOOR IF NEEDED
- REPAINT THE EXTERIOR AND TRIM IF NEEDED
- REPLACE ANY ROTTEN WOOD ON THE EXTERIOR
- SWEEP ALL WALKWAYS, PATIOS, PORCHES, AND DECKS
- PRESSURE WASH ANY DIRTY/STAINED CONCRETE
- RE-STAIN DECK WOOD AS NEEDED
- WASH WINDOWS, INSIDE AND OUT
- USE OUTDOOR FURNITURE TO SHOW USE OF SPACE
- OUTDOOR DRAPES, PILLOWS, AND TROWS CREATE AN INVITING RETREAT

GARAGE:

- CLEAN AND SWEEP OUT THE GARAGE
- KEEP STORAGE NICE AND NEAT
- REPAINT DIRTY AREAS
- PACK ANYTHING YOU CAN LIVE WITHOUT



THE ULTIMATE SELLER TO-DO CHECKLIST

PROFESSIONAL HD PHOTOGRAPHY

Marketing your home before it hits the market is a proven and highly effective method to getting it sold

Every listing receives professional photography and videography. These photos are used everywhere, including Facebook, Instagram, Presentation Brochures, Magazine, the MLS and Direct Mail campaigns. We've partnered with the best professional photographers to make sure your listing has every advantage we can provide over the competition and your listing is shown in its best light.



HD VIDEO

HD Video Captures The Beauty Of Your Home

Video shows your home in the best light and engages viewers to want to know more. It will tell a story, enticing the viewers and creating a desire to experience it in real life. Buyers will fall in love with the home, the same way you did.



HD DRONE VIDEO & PHOTOGRAPHY

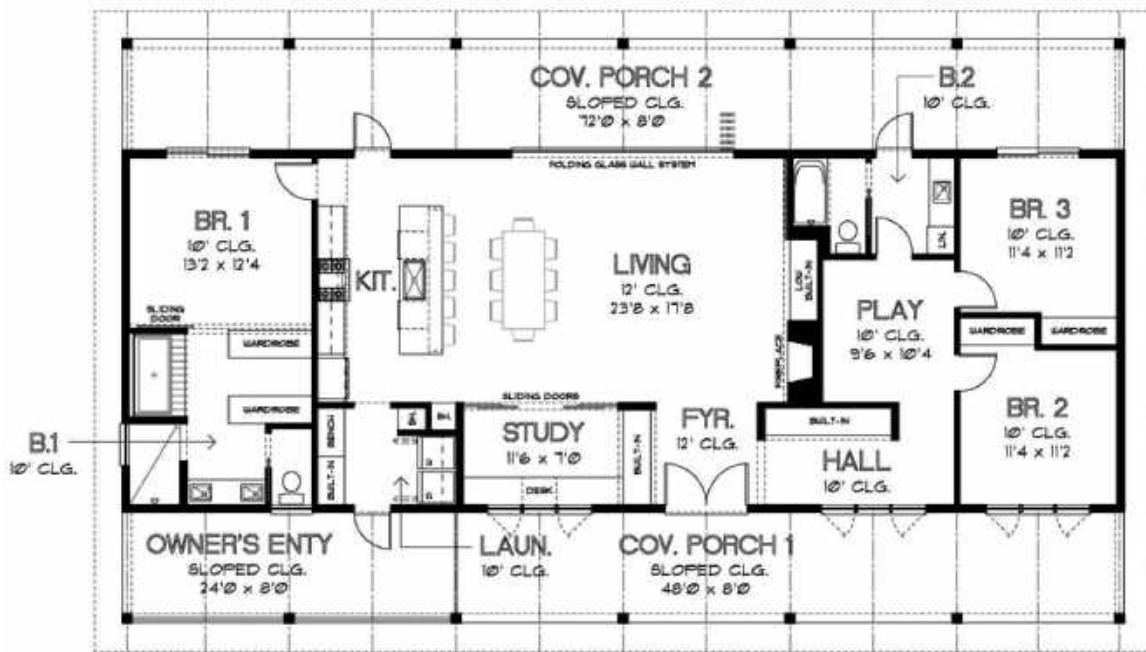
A New Perspective

Our commercial drone services leverage the industry's most powerful aerial photography and aerial video technology to deliver powerful media to buyers. Seeing your property from the sky gives buyers a dynamic view of the home, property lines and the neighbourhood.



FLOOR PLANS

Having accurate measurements and floor plans engages today's buyers to make educated decisions and gives them the ability to work with their designers to envision how they would furnish and decorate the home.



SOCIAL MEDIA

Hyper-targeted Marketing Through The Most Active Social Media Channels

Giving your listing Global reach, a marketing campaign directed at high traffic social media channels will feature your home, giving it great exposure to a wide audience 24/7. Facebook receives over 2 Billion visitors per month and your home will have hyper-targeted Facebook Ads reaching thousands of prospective home buyers. Extensive experience in creating compelling Facebook ads of your home causes many of those targeted buyers to look, like and share your property. Social Media campaigns for your home will be viewed by upwards of 50,000 people.



ELECTRONIC NEWSLETTER

Directly Delivering Your Listing To Thousands Of Active Buyers

Our newsletter database contains over 6,000 active buyers who have reached out asking to be notified of new listings. Your listing will be featured here and attract buyers to book showings or attend the Open House.



STAGING & DECORATING

Well Presented Homes Sell For More

Staged homes sell for about 1-2% more on average. If your goal is to sell your home at the best price, your house needs to look its best. Working with some of the best in the business, we will walk you through all the staging and decoration options and collectively offer you a strategy that will maximize your home's look and sale price.



TIPS ON STAGING & SHOWING YOUR HOME

Following these simple tips can be the extra edge your home needs to sell quicker and for more money.

- First and foremost, clean. It sounds simple, but a clean house always sells better. Keep lawns, and hedges neatly trimmed, weed flower beds and maximize your curb appeal.
- Clean out your garage or parking stall to show its full size.
- Next, remove the clutter. You might like that 'lived in' feel, but the more potential buyers focus on your collection of Van Halen memorabilia, the less they notice the property. So put your stuff away or consider a storage unit.
- Make minor repairs. Replace cracked tiles, touch up places that need painting, re-caulk bathrooms, fix door knobs, squeaky doors and cupboards and leaky faucets.
- Consider a professional home stager. If your place is empty, or lacks a bit in the decorating department, home stagers can make your place look like a spread House & Home in no time. Statistics tell us that the homes that show the best sell faster and for more money.
- Depersonalize. We want the buyers to feel at home in the property, so it is important to remove family photos and other similar items that would deter a buyer from being able to visualize the home as their own.
- Clean again. Really. Keep doing it. It's that important.



MAGAZINE QUALITY FLYERS & BROCHURES

Enticing Printed Flyers and Brochures Show Buyers The Value Of Your Home

Your home will be featured in custom, magazine-quality brochures that showcase the significant beauty and attention to detail that went into the design. These brochures contain photos, floor plans, and detailed information about your home that potential buyers can take with them, share with their families, and review at any time.



HAYDN HALSTED
BUY | SELL | INVEST

1410 N WALL ST, SPOKANE, WA 99201

DOWNTOWN VICTORIAN CHARMER

PRICE IMPROVEMENT MOTIVATED SELLERS!

NOW OFFERED AT \$305,000

QUALIFIES FOR UP TO A \$15,000 LENDER CREDIT THROUGH GUARDIAN MORTGAGE

QR CODE FOR HOME INFORMATION

Guardian Mortgage

INVESTOR FRIENDLY FAMILY NEEDED

NEEDS ANOTHER HOUSE FOR INVESTMENT OR RENTAL. THE HOUSE OFFERS A GREAT OPPORTUNITY TO OWN A HOME IN A GREAT LOCATION WITH A GREAT INVESTMENT OPPORTUNITY. WE WOULD BE GLAD TO HELP YOU GET THE BEST OFFERING FOR YOUR SPECIFIC SITUATION.

WHAT CLIENTS ARE SAYING?

★★★★★

"NAYDN HAS BEEN BY FAR THE BEST REALTOR THAT I'VE WORKED WITH OVER THE YEARS!" - A. COLLIER

★★★★★

"NAYDN IS PROMPT, PROFESSIONAL, AND RELIABLE. YOU WON'T FIND A BETTER REALTOR." - B. THOMPSON



PLEASE DON'T WAIT TO REACH OUT!

NAYDN HALSTED, REALTOR

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HALSTED HOMETEAM
Member of the Board

PROPERTY DETAILS

3 BEDROOMS 1.5 BATHROOMS 1,678 SQ FT ALLEY ACCESS + RV PARKING

OTHER FEATURES:

- 4,792 SQ FT LOT
- BEAUTIFULLY MAINTAINED
- LIVING ROOM, FORMAL DINING, HALF BATH, BEDROOM, AND KITCHEN ALL ON THE MAIN LEVEL
- NEW ROOF
- NEW ELECTRICIAL
- REFINISHED HARDWOOD FLOORS
- RECENTLY UPGRADED KITCHEN WITH STYLISH BACKPLASH AND STAINLESS STEEL APPLIANCES
- BRAND NEW A/C, FURNACE AND HEAT PUMPS
- PEX PLUMBING
- MASTER SUITE FEATURES TWO WALK-IN CLOSETS

WOULD MAKE A GREAT AIR BNB BEING CLOSE TO THE ARENA, RIVERFRONT PARK, NEW SOCCER STADIUM, AND THE PODIUM.

CALL TO SCHEDULE A SHOWING

📞 (509) 570 2482
🌐 www.haydnhalsted.com
✉ haydn@haydnhalsted.com

MEET NAYDN HALSTED
REAL LOCAL SPOKANE EXPERT



FINDING YOU A HOME

FIRST TIME BUYER
I love to show my first time buyers and make sure they're making an investment that will serve you.

BUYER'S OPTIONS
I've partnered with FIRST because of the opportunity to find you properties that you need to get the best.

HOUSE HACKER
I live in my house for free, I would love to show you.

LET'S FIND THE PERFECT HOME FOR YOU

STEPS TO SOLD

MARKETING THAT SELLS
I have sold for 100% over the asking price. It's a seller's market, but marketing still matters.

SYSTEM THAT WORKS
I've broken down the selling process into 10 steps and the team will have you under the wire in 30 days or less.

DOWN ON UP SIZING!
An online market that makes it so.

OPEN HOUSES

Attracting Buyers To Come Experience The Home In Person

A Mega Open House starts with its own marketing campaign. Mega Open House campaigns include a Social Media program, personal invites to all your neighbors, emailing everyone in our database who has ever looked for a property in your postal code, a video, Facebook Live, and lots of open house signs on the days of. Magazine quality brochures and guided tours are given to each agent and their buyers at the Open House. We personally tour and point out every detail of your home's unique features and attributes and ensure we are available to answer all of the buyers' questions.



WEEKLY MARKET UPDATES

We Keep You Well Informed Of The Market And Interest On Your Property

Every Thursday, we provide you with a comprehensive market update that outlines the current evaluations on your competition, sales in your area & feedback on the showings and Open Houses on your property. These updates keep you in the know and reassured that we are doing everything in our power to sell your property quickly and for the most money.

DEDICATED SERVICE

Your Experience Is An Extension Of Our Brand, And We Only Settle For The Best

You will be working directly with our team throughout the entire process. We see the project through from beginning to end. Many buyers request to view properties during evenings and weekends and our team, and work ethic, ensure every opportunity is met. We personally show your home, proudly detailing its uniqueness, as if it were our own. As a team, we strive to provide constant communication and will always be available to you and answer all your questions.



OUR TRACK RECORD

Data Driven Results

Why Partner With Me? Some people get stuck on age and experience, but I believe the difference is being an active vs a passive agent. You want an agent who is full time, in the market, working hard to build their business.

I treat every listing like a million dollar listing and if you aren't satisfied, we'll shake hands and go our separate ways!



\$24M+
TOTAL SALES



TOP 5%
SPOKANE AGENT



3 YEARS
OF EXPERIENCE



100%
CLIENT SATISFACTION

103%

AVERAGE SALE
PRICE TO LIST
PRICE

Halsted HomeTeam
= 103% of list price
Spokane Average
= 101% of list price

Simply put, we net you more money! We negotiate 4% higher sales prices vs. the average agent.

100%

AVERAGE
SALES RATIO

Halsted HomeTeam
= 100%
Spokane Average
= 83%

Last year, the Halsted HomeTeam sold 100% of their listings while the average agent sold 90% of their listings. We know we can get your home sold!

6

AVERAGE DAYS
ON MARKET

Halsted HomeTeam
= 6 days
Spokane Average:
= 11 days

Our listings are selling on average 8 days faster which translates into less stress for you. Also the longer a listing takes to sell, will typically lead to a lower sale price.

WHAT DOES IT COST TO SELL A HOME?

It Is Important To Understand All The Costs Involved When Selling Your Home

Realtor Fees

The average real estate commission for Spokane is 6% of the total sales price. For me, this allows the highest level of marketing and exposure for your home and our average list to sales price ratio shows that this pays for itself. Ask us about our flexible commission program!

Staging

If your property needs staging, you should budget between \$3 - \$5 per square foot, depending on the level of furniture and accessories required.

Marketing

You do not pay for any of the marketing of your home. We cover that cost entirely.

Closing Costs

We usually say to budget another 3% of the sales price for title fees, escrow fees and taxes.

Seller Net Sheet

	
Transaction Type	Sales Price
Purchase with Financing	\$440,000.00
City:	
Spokane	
Seller Nets	
\$410,979.60	Sales Price \$440,000.00
Sales Price \$440,000.00	
Title & Settlement Charges	
Closing Fee	- \$700.00
Owner's Title Insurance	- \$1,382.00
Sales Tax (Settlement Charges)	- \$63.00
Sales Tax (Title Insurance)	- \$124.38
Recording & Transfer	
Technology	- \$5.00
State Excise Tax	- \$4,840.00
Town/City/County	- \$2,200.00
Mortgage Payoff	
Payoff Loans	\$0.00
2nd Lien Payoff	\$0.00
Real Estate Broker Commission	
Listing Broker Commission	- \$11,000.00
Buyer Broker Commission	- \$11,000.00
Transaction Fee	\$0.00
Prorated Property Taxes	
Property Taxes: Due to Seller	\$2,293.98
Homeowner's Association Dues	
n/a	
Other Seller Expenses / Credits	
n/a	
Estimated Net Proceeds for Seller	\$410,979.60

Last updated on: Jun 13, 2023

Let us know how much you owe on your current mortgage and we will provide you with a Seller Net Sheet that will tell you to the penny how much you should expect to walk away with after all fees and expenses.

WHAT CLIENTS ARE SAYING?



I can't describe how amazing of an experience I had! This team is incredible and so competent and intelligent. They always went beyond expectations and advocated for me! Haydn Halsted is absolutely incredible at his trade. **He was the best real estate agent** I have ever had and was so nice and such a go getter. I would recommend Haydn and this team to anyone because it was such an easy and great process. They felt like family and truly cared so much about my wants and needs! If I could give more than 5 stars I would. Thanks to them I am in my dream house!

- **Charlie Sebrell**



Haydn was an extremely helpful and professional realtor that assisted my family and I in finding a new home. He was very cordial and easy-going as he helped us through this process. His hard work ethic and timeliness prevailed over other realtors. I highly recommend Haydn with any future real estate endeavors. I appreciate all of the work that was put into this process. Thanks again Haydn!

- **Lynn R.**



We had our reservations about selling our home but **Haydn stepped in and made it a truly wonderful experience.** Within in one week we accepted an offer that was better than we had expected. Thank you for turning a potentially dreadful scenario into a pleasant situation.

- **Michael Davis**



Haydn worked with us for over a year to find our dream home. Our house specifications changed a lot throughout the process as our family's needs changed and he was extremely dedicated and worked really hard to find us exactly what we were looking for. **Haydn is prompt, professional, and reliable. You won't find a better realtor.**

- **Brie Trechter**



My work hours and days are odd, Haydn took the time to help find a home to buy. Sometimes that meant at 7:00 pm on a Saturday or Sunday evening. House hunting during the pandemic was tough, but **Haydn was there at every step of the process.**

- **William B.**

WHAT CLIENTS ARE SAYING?



The best realtor I've ever used.

Quick to respond to questions and on the ball when it comes to getting things done. 10/10 recommend using Haydn whether you're buying or selling. A genuine person that won't just see you as a commission. Hands down the best in Spokane and the surrounding area. Would definitely use him again.

- **Dan Morgan**



As I'm sure you all know, home buying is crazy and competitive these days! My husband and I tried to look for a home in early 2021 and just gave up after so many rejected offers and seeing houses we just didn't like. When we found Haydn this year we absolutely enjoyed his professional work ethic and how hard he worked to get us a house. We were able to purchase a house better than we imagined we could get and Haydn streamlined the process for us! He's a great guy and will treat you right. Buying or selling, we definitely recommend him.

- **Emma Matelich**



I just closed on a condo in Spokane, WA that Haydn Halsted helped me buy. This deal was done long distance and **Haydn provided excellent service** including two Zoom walk-throughs and very timely answers to all my questions. This transaction went so smoothly, from start to finish, because Haydn was in close communication with me during the entire process and he made sure all the details were completed before closing. Haydn is very professional and knowledgeable; I would definitely use him again in the future.

- **JT Batstone**



Haydn Halsted is a highly professional, smart, and hard working real estate agent. He takes immense care in helping his clients find the best homes or the top buyers for those selling their home. He is incredibly perseverant and has a positive attitude, even during times of chaos such as the pandemic. I highly recommend Haydn to friends, family or anyone looking to buy or sell a house in Spokane.

- **Brandon Stover**

WHAT CLIENTS ARE SAYING?



Just closed on my first rental property and **Hadyn was amazing from beginning to end!** He was always available, approachable and provided me with several referrals that came in handy, especially since I am investing long distance. This included an excellent loan officer and insurance broker, as well as someone to do work on the roof, HVAC, and carpets. His knowledge of the Spokane area, on what makes a good investment, and his friendly demeanor are what will bring me back for the purchase of my next investment. Thank you so much Hadyn for guiding me towards my goal of financial freedom and I look forward to working with you in the future.

- Benjamin Harrietha



Hadyn is a great realtor, and got us our desired price, and got us to closing in record time. We will absolutely work with him again. We had an investment property that had not sold after several attempts on market, and he got us an offer within days

- Eric Cunningham



Hadyn has been by far the best realtor that I've worked with over the years. Everything was professional, responses were quick, he answered the tricky questions I had, and put in a lot of work to make sure our property was looking its best when it went on the market and when it sold. When I decide to sell my next home in the future, Hadyn is definitely going to be the first person I contact.

- James Colvin



Hadyn is very professional, personable and knowledgeable about the real estate industry. From the first time we met him, we could see that he was really listening to our needs and what we were looking for in a house. He helped us get through the home-buying process seamlessly and encouraged us to keep going when our first couple of offers were outbid. We couldn't recommend him more highly to anyone who is looking to purchase or sell a home.

- Angela Sams



Haydn Halsted

REAL, Broker LLC

He/Him/His

★★★★★ 5.0

26 sales in the last 12 months



MEET HAYDN HALSTED!

Your Local Spokane Expert

I grew up on the South Hill and attended Jefferson, Sacajawea, and Lewis and Clark High School involved in as many musical activities as I could playing around town and attending shows at all of our local music venues. I left briefly to get a degree in Music Education from the University of Montana where I graduated Magna Cum Laude and had tons of fun performing and working with students. Out of college, I was running a studio of private drum lessons, substitute teaching, traveling around Montana as a clinician and judge, and was playing in bands multiple nights a week. After having the itch to get into real estate for about a year, I made a move back to my hometown of Spokane and began my career as a real estate agent and the rest is history! I'm looking forward to helping you with your real estate aspirations, talk soon!

***It Is More Than Real Estate,
It Is About Your Life & Your Dreams***






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