

Domicile

do·mi·cile

: a dwelling place : place of residence : **HOME**

Your Passport Home

A peek inside...

HOME SELLER ASSISTANCE

What we deliver makes all the difference

HOME BUYER PERKS

Including Special Incentive Programs!



30 YEARS & THOUSANDS OF HOMES

PERK!
Buy Before You Sell

FLEXIBLE COMMISSION STRUCTURE

A must read message from our broker...

Questions you need to ask EVERY Agent you interview!



Domicile means Home,

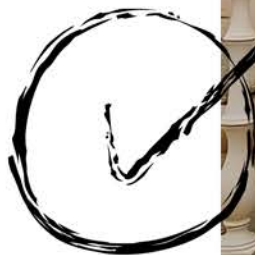
but what does Home mean?

We recognize that a home is more than a financial asset. A home can have deep emotional meaning. They are walls that contain cherished memories built on a foundation of life's dreams. Home has a different meaning to everyone, but the one thing most definitions have in common is that a home isn't just a place. Home is a feeling.

While most agents are in the business of selling houses, we are in the business of selling HOMES. Our mission is to help bring everyone HOME.

“ If you want something said, ask a man; if you want something done, ask a woman.
-Margaret Thatcher

Our female founders have more than 30 years of combined industry experience and have helped close thousands of homes. We have built a seasoned and trusted network of partners to offer solutions for any situation. There are no obstacles we can't overcome.





What makes us different?

Our value proposition is exactly what makes us different.

- We understand there is no one size fits all solution in real estate.
- We take the time to get to know you and underwent what obstacles you may be facing.
- We leverage our network to find the solution that best fits your needs.

That's not all



Our commitment to you and your home doesn't end at the end of the closing table...

You need a plumber? We've got a guy.
You need a lawn service? We know several.
You need a handyman? We've got you.
You need a restaurant recommendation, we've got those too!

Our commitment to solutions never stops.

We're happy to share our well established rolodex, just ask!





A few ways we help our HOME SELLERS:

- BUY your next home **BEFORE** you sell your current home
- Bring you **MULTIPLE** cash offers from our network of investors
- Help you with price boosting **RENOVATIONS** with no out of pocket costs*
- Traditional sale with **FLEXIBLE** commissions
- **FIRST-CLASS** Home Marketing Plan



Worry Free Guarantee
 No one wants to be stuck in a relationship if you think you can do better, right? Don't worry, We offer a 100% guarantee of our service before we put your home on the market. We are so confident that you'll be happy with our service, we guarantee it. If you're not happy, you can fire us!

These are a few Home Buyer perks:

- Turn you into a cash buyer
- Make you a Non-contingent buyer
- Guaranteed close offers
- Move in cleaning guarantee or basic Home warranty guarantee
- Instant Listing Alerts- never miss your dream home again
- Neighborhood Canvassing



We proudly honor our Hometown Heroes & Friends in Aviation with our exclusive special incentive programs designed just for them!

**Police, Fire, EMS
Wheels Up Aviation
Relocation Program**



5

Questions you should ask

every
agent

you
interview



How much experience do you have?

In real estate, experience isn't quantified by time, or how long one has been licensed. What really matters is how many homes they've sold. Average agents only sell four to six homes a year, so an agent with "10 years of experience" may have only sold 40 homes.

We've sold hundreds of homes, and that was just last year. When things go sideways, you don't want an inexperienced agent at the helm guiding you.

How will you market my home?

Having a proven, repeatable marketing plan is (one of) the key drivers of our success. Average agents simply practice what we call the 3 P's of real estate. They put a sign in the yard. They put the listing in the MLS, and they pray that someone else sells it.

We actually invest thousands of dollars of our own money into every home we sell.

- Professional Photography
- 3D walk through - Virtual Open House
- 2D floor plan
- *Professional Staging/Staging Consultation
- Text- lead capture using geolocation- (According to open market, 75% of millennials prefer texting over talking)
- Professional advertising
- Listing syndication to thousands of websites
- Professional pre-list cleaning
- PLUS MUCH MORE

*Terms and conditions apply. Not all will qualify.



What is your pricing strategy?

Every home we sell is unique and has a strategy tailored to you, the seller and your goals. We actually don't determine the price for your home.

Instead, we take a deep dive into the neighborhood comps, the condition of the home and current market conditions, and we make recommendations about pricing. We study the market every single day so we know the market better than anyone else.

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What do we need to do to get our home ready for sale?

It's important to note that the way we live in our home is very different from the way we sell our homes. Once we have agreed to work together, agreed on price, and signed our listing paperwork, we help you set the stage for selling. We have certified stagers who will make suggestions on what changes or improvements we can make to ensure your home sells for top dollar utilizing current market trends and long-established staging techniques.



Do you have a team?

Some agents think they can "do it all". We don't. In fact, we know that in order to deliver the results you desire and exceed the expectations we have set, we need an entire team of people to make it all happen.

That's why we have teams of specialists from photographers, field specialists, listing & transaction coordinators, to brokers and agents alike. So, while those agents who think they can "do it all" are out installing signs & lockboxes, writing listing descriptions, getting feedback, taking photos, negotiating contract and repair amendments, reviewing closing documents and using your listing to try to figure out the social media ad algorithms. **We leverage our team so we can focus on you.**

The word on the street!

We inevitably become great friends
with our clients. It's just natural.

"Our listing agent was incredible. She went out of her way to proactively communicate, share her knowledge while empowering us to make the decisions, and took ownership of anything we needed, even if it wasn't something she normally handled. We would absolutely recommend Bobbie to anyone."

MARK K.

"Abby is so amazing. She had our backs every step of the way. She caught mistakes made by others in the contract. She negotiated items I didn't even think about. Her attention to detail and knowledge is phenomenal. I would recommend her to anyone wanting to buy a house, whether first-time buyer or a seasoned buyer."

ZEKE & PAULINA



Sandra was the BEST. I could contact her anytime and she would reply, know the answer or found it out quickly!

WILLIAM B

"Abby was an absolute gem to work with. Being a first-time home buyer, her superb expertise and knowledge put me at ease and I knew she always had my best interest. She made buying a home seamless and so enjoyable every step of the way."

KATIE L.

(The word on the street... continued)

"Bobbie is excellent, great communication skills and personal approach - we enjoyed working with her and appreciate everything she did for us."

JACK E.

Saundra Hess is amazing. Her understanding of some personal issues that I had was the highlight of my experience. I would definitely hire her if I had another house to sell.

JACOB O



Saundra really had our backs when the buyer and other agents started making ridiculous requests.

JENNIFER S.

Abby was FANTASTIC to work with. She was always very responsive to all requests and provided details on each property we were interested in. I highly recommend Abby and her professionalism to each and every home-buying client (or rental candidate). I will never use another realtor as long as I'm in Texas.

JEFF & CIARA



..and KATIE C. says:

On behalf of my family, our agent at Domicile was both the best no-fluff communicator and the warmest soul that I'd trust any transaction of that amount to. She was constantly quick-to-serve as well, which means the world since as we all know moving is never an easy process..

Your **HOME**, Our Community



Our commitment to the communities we serve extends far beyond the four walls of the houses that we sell.

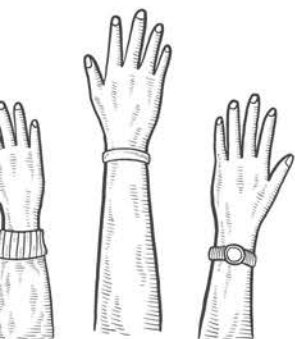
We know that where giving thrives, communities thrive too.

We work with individuals, families, companies, foundations and nonprofits through a variety of fundraiser events and strategic community volunteer opportunities.

Building strong ties within our community enhances the sense of security and connection within our homes, so you won't be surprised when we extend invitation to you, some of the events we help facilitate in the surrounding communities.

We organize quarterly **GIVE WHERE YOU LIVE** events & invite our past (and future) clients to join us! Some of our previous events have included:

- Volunteering at the North Texas Food Bank
- Food Drive
- Swinging a hammer with Habitat for Humanity
- Shop with a Cop
- The Giving Tree
- Community Park beautification



Do you know of a fantastic and worthy cause that could use our help? We would love to hear about it.



We thought you should know

A message from our Broker:

YOU are our most important client.

You are not dependent on us.
We are dependent on you.

You are not an interruption to our work.
You are the purpose for it.

You are not an outsider to our business.
You ARE our business.

We are not doing you a favor by serving you.
You are doing us a favor by giving us the opportunity to do it.

-Bobbie Moody, Broker



Thank you

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Contact Us Today!



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