

SOLD

A HOME SELLER'S GUIDE



PROFOUND HOME TEAM
Who you move with matters!



Brokered by: **real**

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MEET THE TEAM



Sherry Stallings

Broker Associate

Sherry blends heart, humor, hustle, and high-level strategy in every transaction. She's known for sharp negotiations, creative positioning, and protecting her clients' best interests at every turn. Clients choose Sherry because they want an advocate who makes the process feel clear, calm, and powerfully handled.



Aly Ramirez

Realtor

Aly brings contagious energy, sharp attention to detail, and a natural gift for connecting with people. Deeply trusted in our community, she's known for her integrity, reliability, and follow-through. Clients love working with Aly because she makes the process feel personal, organized, and genuinely cared for from start to finish.



Marie Cumming

Realtor

Marie is passionate about helping people find a true place to call home. She takes pride in building lasting relationships through honesty, responsiveness and attention to detail. Whether buying or selling, her clients know they have a trusted advocate every step of the way. Your goals are always her top priority!

SELLING PROCESS



SELLER'S ROADMAP

WRAP IT UP!
You are moving!
The date is set! Start packing, calling moving companies and get ready for a new chapter!

STRATEGIC PRICING
As difficult as it may be, it is important to review the market analysis and consider your home price objectively.

MEET WITH A REAL ESTATE PROFESSIONAL
There's no commitment required on your part for the initial meeting. It will be educational and help you identify your next steps.

CLOSING
This is the transfer of funds and ownership. Depending on when the buyer moves into the home you will need to be all packed up and ready to move prior to their final walkthrough.

FINAL DETAILS
While under contract, the buyer will work with their mortgage provider to finalize the loan.

SIGN A LISTING AGREEMENT AND ESTABLISH A PRICE
Your agent will provide a market analysis which will help you set an asking price.

UNDER CONTRACT
At this point, you and the buyer have agreed to all the terms of the offer. Your next step will be having a lawyer prepare the Purchase and Sale based on the offer.

CONGRATULATIONS!
YOU'VE SUCCESSFULLY SOLD YOUR HOME!

PREPARE YOUR HOME
View your home through the eyes of the buyer and ask yourself what you'd expect. Your agent will offer some useful suggestions.

OFFERS AND NEGOTIATIONS
A buyer will present you with an offer. Your agent will explain the benefits and risks of each offer. You will have the opportunity to either accept or counter any offer based on its merits.

LIST YOUR HOME FOR SALE
When everything is in place your agent will put your home on the open market. It's critical you make it as easy as possible for potential buyers to view your home.

HOME INSPECTION
The buyer will usually perform a physical inspection of the home with a professional inspector. They may even ask you to make certain repairs, your agent will explain all of your options regarding the inspection.

SHOWINGS
Potential buyers may ask to see your home on short notice. It's best if you can accommodate these requests, you never want to miss a potential sale.



A blurred background image of a laptop on a desk. A person's hand is visible on the trackpad. The scene is brightly lit, likely from a window in the background. The text 'BEFORE LISTING YOUR HOME' is overlaid on the right side of the image.

BEFORE LISTING YOUR HOME

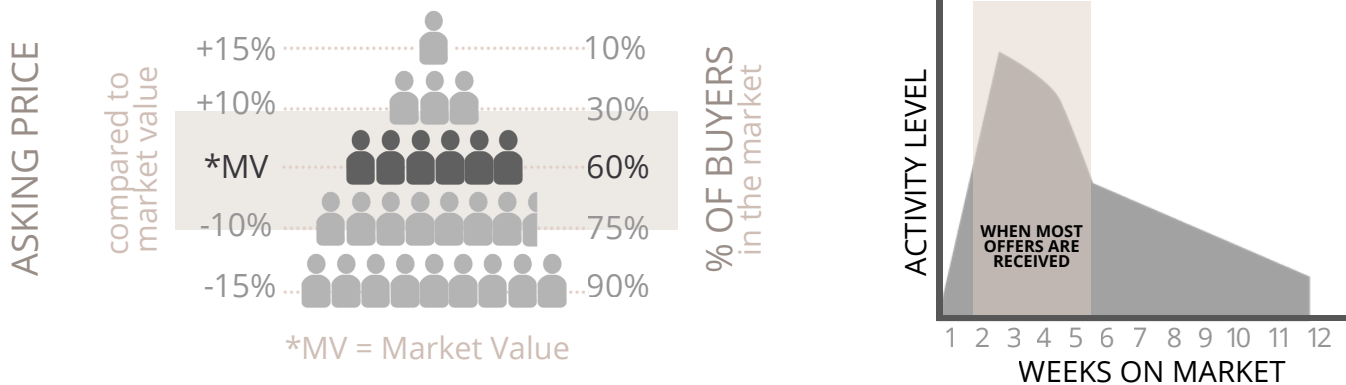
listing strategy

PRICING STRATEGY

Using a scientific market analysis in your area, we will price your home correctly the first time so that it will sell quickly.

If your home is priced at fair market value, it will attract the largest number of potential buyers in the first few weeks.

If a home is overpriced it will attract the fewest number of buyers looking to purchase a home. The majority of home buyers look at a lot of homes, and they quickly get a feel for the price range that homes sell for in a given condition and location.



PROFESSIONAL STAGING

To make sure your home is shown in the best light to buyers, I will provide a professional staging consultation to ensure your home is ready to go on the market. A stager's job is to neutralize your home to appeal to the maximum number of potential buyers.

PROFESSIONAL PHOTOGRAPHY/VIDEO/DRONE

In today's market, home buyers are searching online first. Buyers are more tech savvy than ever so it is imperative that the photos of your home are top notch and of the best quality to catch the buyers attention and stand out from the competition. Having more eyes on your home, is the fastest way to get it sold and sell for top dollar.

AGENT MARKETING

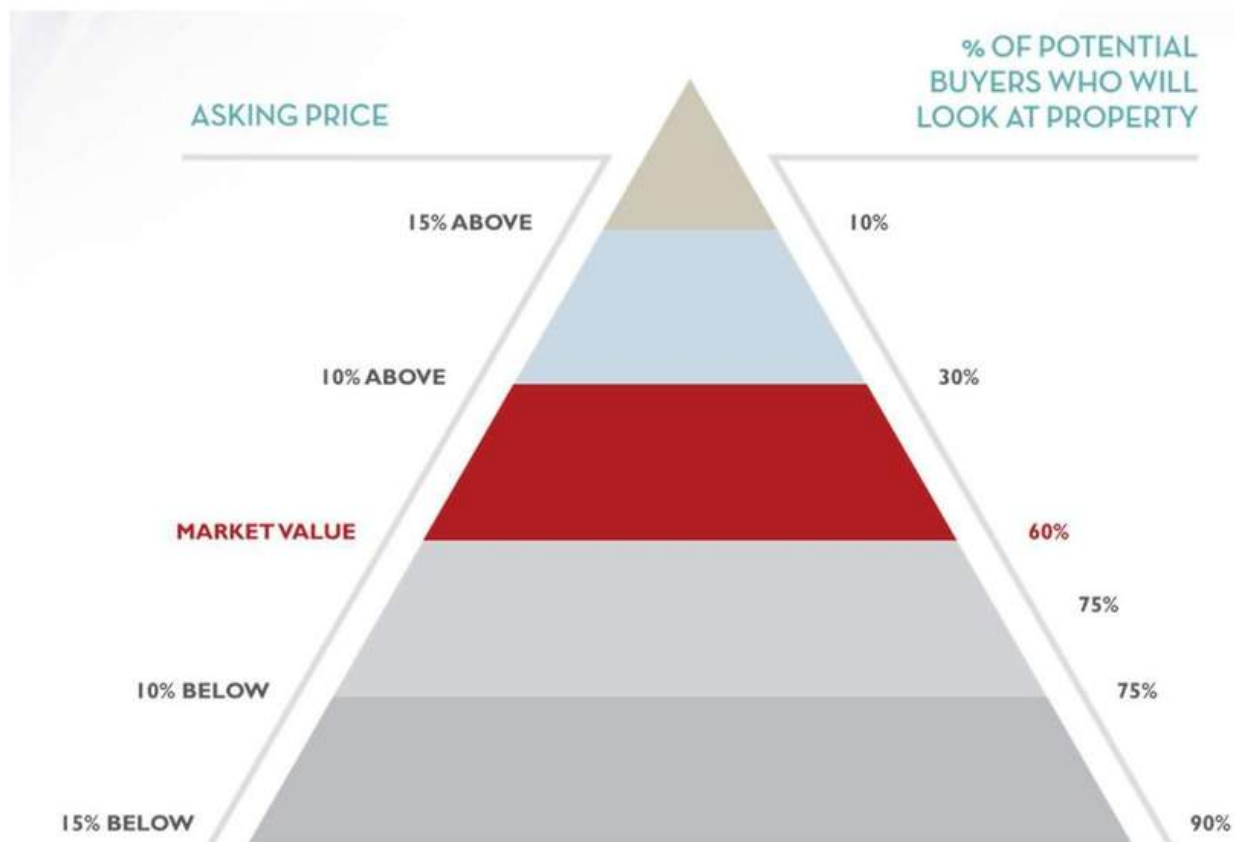
I am part of a very large agent network and REAL Broker is GLOBAL which is great for buyers looking to relocate. I will reach out to this network to see if your home might be a great fit for one of their buyers. This agent network is key to connecting buyers with your home as 88% of residential sales involve real estate agents.

ADVERTISING & MARKETING

I know the importance of marketing a property. This is an area I heavily focus my budget on. My expertise is attracting hundreds of buyers per month, and increasing brand awareness.

PRICING STRATEGY

Price Right



- To get your home sold for the most money in the least amount of time, we have to price it within "market value".
- Pricing your property competitively from the start will generate the most activity from agents and buyers.
- Pricing your property too high may make it necessary to drop the price below market value to compete with new, well priced listings.



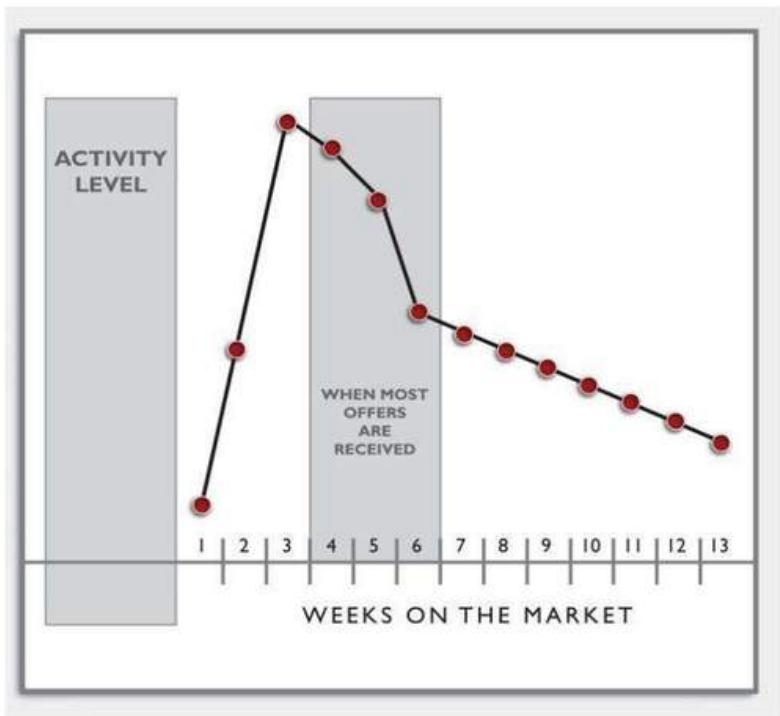


PRICING STRATEGY

The First Days Are Critical

The right price in the **beginning** is important.

- A property generates the most interest when it first hits the market
- The number of showings is greatest during this time if it priced at a realistic market value
- Starting too high and dropping the price later misses the excitement and fails to generate strong activity
- Many homes that start high end selling below market value



If you want to compete, **be competitive.**

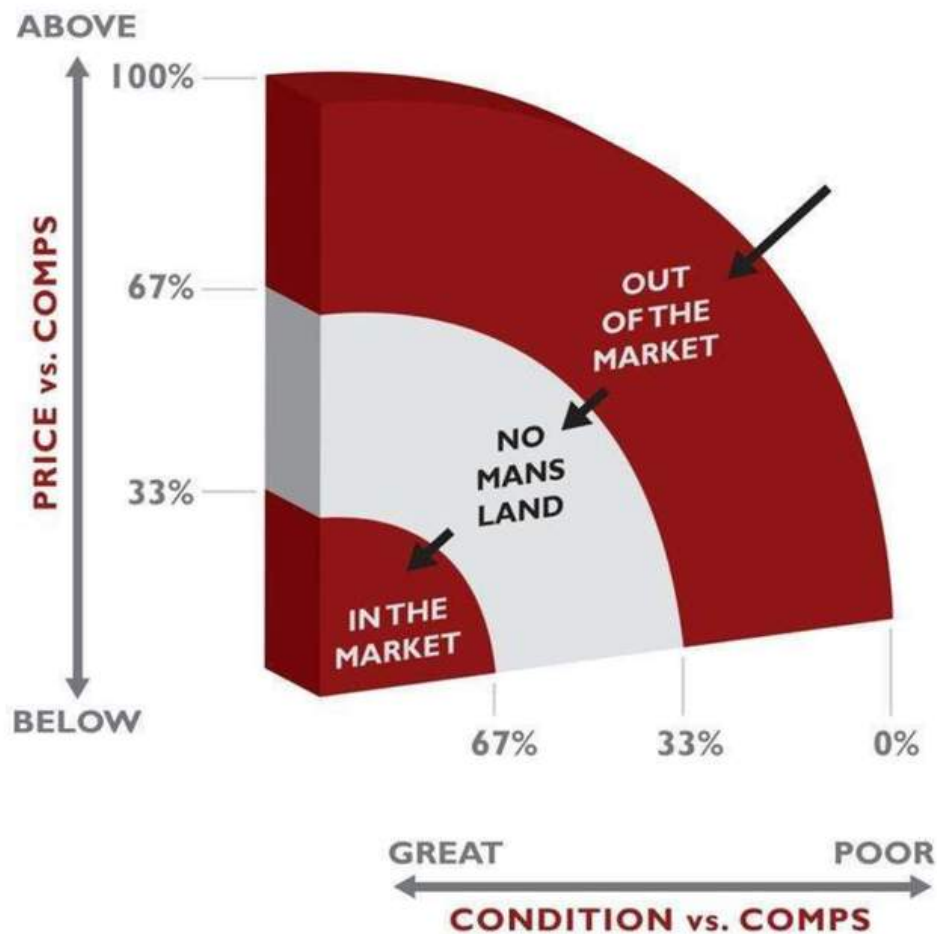
- The buying market has a short attention span.
- Pricing your home right the first time is key.
- Proper pricing attracts buyers.
- An overpriced house will not sell.
- We want to generate offers before the market moves on to newer listings.



PRICING STRATEGY

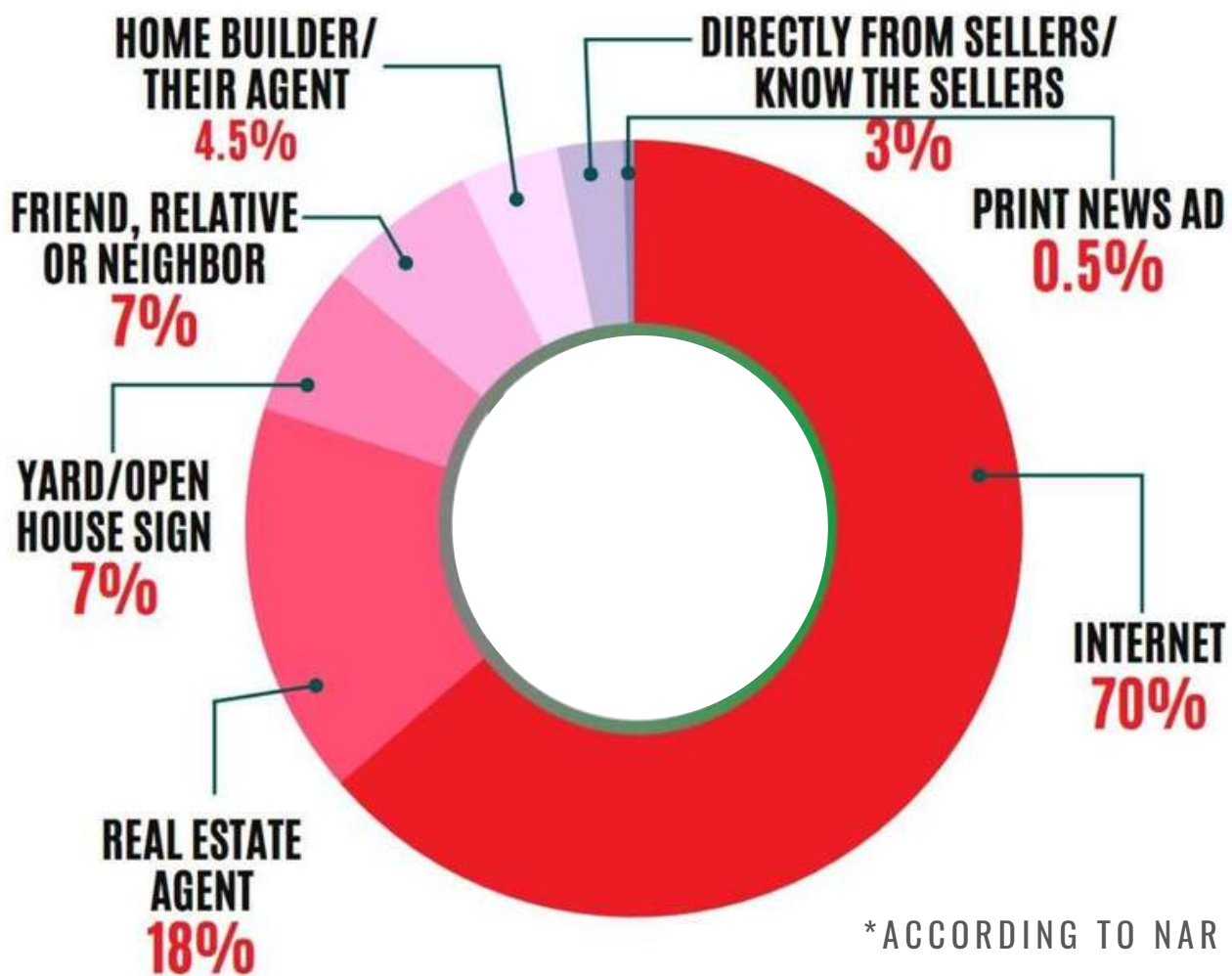
Days on Market Matter

- To get your home sold for the most money in the least amount of time, we have to price it **"in the market"**.
- **Pricing your property competitively from the start** will generate the most activity from agents and buyers.
- **Pricing your property too high** may make it necessary to drop the price below market value to compete with new, well priced listings.



WHERE DO BUYERS
find their home

WHERE BUYERS FOUND THE HOME THEY PURCHASED



preparing to list

maximize your home's potential

A clean, neutral, and streamlined look helps buyers to imagine what life would be like in your home. The action points below will help them be able to do that.

EXTERIOR

- Wash or paint the home's exterior
- Paint the front door
- Keep the yard nicely trimmed
- Keep the lawn free of clutter
- Weed and freshly mulch garden beds
- Clean interior and exterior windows
- Apply fresh paint or stain to wooden fences
- Buy a new Welcome mat & add flower pots



01

02



INTERIOR

- Remove personal items, excessive decorations & furniture
- Replace or clean carpets
- Get rid of clutter and organize and clean closets
- Apply a fresh coat of paint to walls, trim and ceilings
- Replace outdated ceiling fixtures, and clean lighting fixtures
- Minimize and clean pet areas in the home
- Be sure that all light bulbs are in working order & same tone
- Be sure to remove grease/grime from cabinets and appliances

FRESHEN THE PAINT & FIXTURES

- A new coat of exterior paint helps a home's curb appeal. It isn't a low-budget item, but if you can swing it...DO IT
- If you can't paint the entire home, paint the trim. This is a relatively simple thing to do and it helps give a home that wow factor
- Update exterior light fixtures. This can quickly give a home an updated look
- Put a fresh coat of paint on the front door



03

A bedroom interior featuring a large bed with a tufted cream headboard. The bed is dressed in a white textured duvet and has several pillows, including two dark blue ones and two white ones with tassels. A dark blue blanket is draped over the left side of the bed. In front of the bed is a brown tufted ottoman. To the left, a bedside table holds a lamp with a beige shade and some decorative items. The floor is covered with a patterned rug. A dark vertical bar on the right side of the image contains the text "LISTING YOUR HOME" in white capital letters.

LISTING YOUR HOME



robust marketing

NETWORKING

A large percentage of real estate transactions happen with co-operating agents in the country. I will expose your listing to this market.

SIGNAGE

A sign will be placed in your yard as well as pointers and open house signs prior to an open house. Placed at the most opportune times to gain the most exposure.

SUPERIOR ONLINE EXPOSURE

Buyers in today's market first start their search online. We will meet your potential buyer where they are...online! Not only will your home be featured in the local MLS, it will also be featured on the major 3rd party real estate sites, and syndicated to literally hundreds of other listing sites. Your home will be featured on our company website, and social media.

EMAIL MARKETING

An email will be sent to our current buyer database of thousands of buyers searching for properties on my website. A new listing email alert will go out to my agent network of thousands of agents in the area.

PROPERTY FLYERS

Highly informative and creative property flyers will be displayed inside your home. These help potential buyers remember the key items and unique features of your home.

LOCK BOX

Lockboxes are essential for the safety of all. They allow an agent to show your house whenever he or she needs to, rather than relying on you the owner for a key. Owners are also expected to vacate the property for showings. Having a lockbox makes this process much easier for all involved.

SHOWINGS

When we list your home, you will also be signed up with a showing service that immediately communicates with you when a showing is scheduled. When feedback isn't left, I will follow up with those agents requesting their feedback within 24 hours.

OPEN HOUSES

After reviewing many surveys, we have discovered the perfect formula for what day is best to list a home and the perfect day for an open house.

SOCIAL MEDIA MARKETING

We practice regular social media marketing on today's top social sites which include and are not limited to: Facebook, Instagram, LinkedIn, YouTube, and Pinterest.

maximum exposure

 **Zillow**[®]

 **trulia**[®]

realtor.com[®]

facebook

twitter



Instagram



Pinterest

 **YouTube**

Linked in

GET FEATURED

We will feature your home on the top home search sites, on social media and syndicate it to over 400+ other sites.

Homes that receive the top 10% of page views sell an average 30 days faster!

AFTER LISTING YOUR HOME



showings

A few tips to help your home showings go as smoothly as possible...

FLEXIBLE

Be as flexible and accommodating to the buyers schedule as possible. We want to avoid having missed opportunities if at all possible.

INFORMED

Make sure everyone in the home is informed when showings are to happen so they can keep their spaces clean.

DAILY CLEANING

Keep up with daily messes. Wipe down kitchen and bathroom counters before leaving for the day. Make beds and remove dirty laundry.

ODORS

Avoid strong-smelling foods: Keep your meal prep as neutral and simple as possible.

FURRY FRIENDS

Keep pet areas clean. Clean up after your pets immediately and wash their bedding regularly. Hide pet food or litter. Not everyone is a pet person and it may hinder a potential buyers ability to picture themselves living in your home.

NATURAL LIGHT

Open blinds and curtains and let in as much natural light as possible. Leave lights on before you leave for a showing.

TRASH

Empty trash cans to avoid any odors. Try to empty trash cans nightly so that the home is fresh when you leave for the day.

TEMPERATURE

Keep the room temperature comfortable. This demonstrates to buyers that the HVAC is working properly.

PERSONALS

Make sure you place all valuables and prescriptions out of site and in a safe place.

VACATE

Having a seller present can make buyers feel awkward. We want to make the buyers feel at home and stay awhile.



offers

Price is just one of many considerations when deciding which offer is best for your home. Here are some of the other factors that matter:



CONTINGENCIES

The fewer contingencies on an offer, the better such as waiving an inspection. Shorter time periods are also valuable.



ALL CASH BUYER

A cash offer is usually more appealing than a finance offer as the seller doesn't need to worry about the bank approving the loan.



PRE-APPROVAL

Assures home sellers that the buyer can get the loan they need.



LOAN TYPE

A conventional loan is often the least complicated. This is an appealing choice for sellers. An FHA loan can cause delays because they require certain repairs and approvals.



CLOSING TIMELINE

You might need to close quickly to move on to the next adventure, or you might need to extend closing to allow time for the next home to be ready. Choosing the offer with the closing time that fits your needs will be most attractive to you.



CLOSING COSTS

Sometimes an offer comes in high, but the buyer asks you to pay a percentage of the buyer's closing costs.



BUYER LETTER

If you care about the future of your home, a buyer letter could assure you that you're selling to someone who will love the home and your neighbors as much as you did.



REPAIR REQUESTS

If the home needs some repairs, but you don't have the time or money to do them, a buyer who is willing to do them for you might be what you need.



OFFER PRICE

Of course price matters too! If a high offer will cost you more in closing costs, repairs or other factors—then it probably won't be the better offer.

Navigating Multiple Offers

...with Confidence



You're in Control of the Process

A multiple offer situation arises when more than one buyer submits an Offer to Purchase your home at the same time. While it can be exciting, and sometimes overwhelming, it's often a strong indication that your home is well-positioned in the market.

As the seller, you determine how we proceed. You decide:

- Whether to disclose that multiple offers have been received
- Whether to share terms with other buyers
- Whether to request highest and best offers
- Or whether to negotiate strategically with one buyer at a time

(You are never obligated to accept the highest price-only the offer that aligns best with your goals.)

Multiple Offers Aren't Uncommon - Especially in a Seller's Market*

In competitive market conditions, buyers understand they may not be the only ones interested in your home. When informed of a multiple offer situation, buyers may:

- Strengthen their price
- Adjust contingencies
- Improve timelines
- Maintain their original offer
- Or withdraw altogether

Each response provides valuable insight into their motivation and flexibility.

My Role in a Multiple Offer Situation*

My job is to remove emotion, organize details, and present everything clearly so you can make a confident decision.

Here's how we handle it:*

- ✓ All offers (written or verbal) are presented promptly
 - ✓ If needed, I create a comparison spreadsheet outlining price, contingencies, timelines, deposits, and risk factors
 - ✓ We review the true "bottom line" of each offer - not just the number at the top
 - ✓ I advise you on negotiation strategy and potential implications
 - ✓ We move forward in alignment with your goals, not just market pressure
- Multiple offers are not about chaos. They are about leverage and using it wisely.

The Bottom Line*

You remain in control. We stay strategic. Together, we choose the offer that best protects your equity, timeline, and peace of mind.

NEGOTIATIONS

AFTER AN OFFER IS SUBMITTED

WE CAN:

- Accept the offer

- Decline the offer

If the offer isn't close enough to your expectation and there is no need to further negotiate.

- Counter-offer

A counter-offer is when you offer different terms to the buyer.

THE BUYER CAN THEN:

- Accept the counter-offer

- Decline the counter-offer

- Counter the the offer

You can negotiate back and forth as many times as needed until you can reach an agreement or someone chooses to walk away.

OFFER IS ACCEPTED

You will sign the offer to purchase and you are now officially under contract! This period of time is called the contingency period.

Now inspections will take place and negotiations continue. If there is any agreed work to be done, it will be added to the Purchase & Sale Agreement which is signed next. Following this step, an appraisal is ordered if the buyer obtained financing.

home INSPECTIONS

WHAT IS INCLUDED

Roof & Components

Exterior & Siding

Basement

Foundation

Crawlspace

Structure

Heating & Cooling

Plumbing

Electrical

Attic & Insulation

Doors

Windows & Lighting

Appliances (limited)

Attached Garages

Garage Doors

Grading & Drainage

All Stairs



FAQ

INSPECTION TIME FRAME

TYPICALLY 7-10 DAYS AFTER SIGNING CONTRACT.

NEGOTIATIONS USUALLY HAPPEN WITHIN A FEW DAYS

COSTS

NO COST TO THE SELLER. THE BUYER WILL CHOOSE AND PURCHASE THE INSPECTION PERFORMED BY THE INSPECTOR OF THEIR CHOICE.

POSSIBLE OUTCOMES

INSPECTIONS AND POTENTIAL REPAIRS ARE USUALLY ONE OF THE TOP REASONS A SALE DOES NOT CLOSE.

COMMON PROBLEMS COULD BE ISSUES WITH THE FOUNDATION, ELECTRICAL, PLUMBING, PESTS, STRUCTURAL, MOLD, OR RADON.

BUYER CAN ACCEPT AS IS

BUYER CAN OFFER TO RENEGOTIATE & NEW TERMS ARE ADDED TO P&S

BUYER CAN CANCEL CONTRACT WITH REFUND

home APPRAISAL



If the buyer is seeking a loan to purchase your home they will need to have an appraisal performed by the bank to verify the home is worth the loan amount. As a seller, you want the property to appraise for at least the sale amount or more. It is very difficult to successfully contest your appraisal. An experienced agent demonstrates certain strategies to reveal value of the home prior to the appraisal.

APPRAISAL COMES IN AT OR ABOVE SALE PRICE

You are in the clear, and underwriting can be begin!

APPRAISAL COMES IN BELOW SALE PRICE

- Renegotiate the sale price with the buyer
- Renegotiate with the buyer to cover the difference
- Cancel and re-list
- Consider an alternative all-cash offer

CONTRACT TO CLOSING



CLOSING THE SALE

what to expect

The closing process marks the pivotal moment when funds and documents are exchanged, facilitating the transfer of property ownership to the buyer. An escrow officer plays a central role in this phase by carefully reviewing the contract to identify outstanding payments and responsibilities. They then prepare the necessary documents for closing, oversee the entire closing procedure, ensure all financial obligations are settled, record the buyer's title, and facilitate the disbursement of any payments owed to you. This meticulous process ensures a smooth and legally sound transition of property ownership.

1. TRANSFER FUNDS

The transfer of funds may include payoffs to:

- Seller's mortgage company as well as any lien holders
- Local government, if any property taxes are due
- Third-party service providers
- Real estate agents, for payment of commission
- Sellers, if there are any proceeds from the sale of the home

2. TRANSFER DOCUMENTS

The transfer of documents may include:

- The deed to the house
- Certificate of Title, Bill of Sale, and other real estate-related documents
- Signed closing instructions and/or settlement statement (HUD 1)
- Receipts (if needed) for completed repairs, per sales contract

3. TRANSFER PROPERTY

The transfer of property may include:

- Recording of the signed deed (completed by third-party) at county courthouse
- Post-closing agreement, if seller will need to rent back home for specified time frame
- Exchange of keys, garage door opener, security codes and/or devices, appliance manuals, etc.
- Homeownership legally transfers to the new owner when the signed deed is recorded at the seller's local county courthouse.

YOUR COSTS

Seller's commonly pay:

- Mortgage balance & penalties if applicable
- Any claims against your property
- Unpaid assessments on your property
- A portion of the title insurance policy

WHAT TO BRING

Sellers need to bring to closing:

- A government picture ID
- House keys
- Garage door openers
- Mailbox and any other spare keys

AFTER CLOSING

Keep copies of the following for taxes:

- Copies of all closing documents
- All home improvement receipts

CLOSING COSTS

what to expect

State Stamp Tax	\$4.56 per \$1000 of sale price
Realtor Commission	(varies & could include a portion of the Buyer Agent's commission - see next page)
Attorney's Fee	\$1,000 and up (varies)
Mortgage Payoff (including equity lines)	Unpaid Amount
Real Estate Taxes	Unpaid Amount
Title V Inspection (septic)	\$750 and up
Title V Engineering (if needed)	Depends on size and type
Smoke and CO Certificate	Average \$50
6D Certificate (pertains to condos)	Average \$100-250
Final water/sewer, Gas/Oil Bills	Unpaid Amount
Home Warranty (optional)	\$600 & up (paid at closing)

*** PLEASE NOTE: This is a basic list of estimated closing costs for reference only. All costs should be verified and can vary.**



Important to note:



Commission Strategy for Sellers

Historically, the total real estate commission was split between the listing agent and the buyer's agent. In the past, it was standard for sellers to offer this full amount. However, as of 2024, there is no longer an automatic obligation for sellers to offer compensation to a buyer's agent.

What does this mean for your listing strategy?

You now have the flexibility to decide whether to offer buyer agent compensation. While not required, offering a commission to buyer agents can help increase your property's exposure, incentivize showings, and potentially lead to stronger or faster offers. In some cases, not offering compensation can reduce interest or create hurdles for buyers who may need to pay their agent directly.

Our job is to help you evaluate the pros and cons of each approach. We'll analyze your market, pricing strategy, and buyer pool to help you make the most strategic decision for your goals.

At the end of the day, what matters most is your *bottom line*—what you **net from the sale**—and the **strength of the offer terms** (price, contingencies, timing, financing, etc.). Commission is just one piece of that puzzle and it's all negotiable.



PROFOUND HOME TEAM

Who you move with matters!

A modern living room interior featuring a light grey sofa with patterned and solid-colored throw pillows. A dark, low-profile coffee table is in the foreground, holding a tray with candles and a small plant. Large windows with patterned curtains offer a view of a balcony. The room has a blue-grey accent wall and a multi-bulb pendant light fixture.

FINAL STEPS

FINAL *steps* FOR SELLERS



CANCEL POLICIES

Once title transfer has occurred contact your insurance agent to cancel your policy so you can receive a refund of any prepaid premiums.



CLOSE ACCOUNTS

Cancel utilities and close those accounts. Keep a list of phone numbers for each of your utility and entertainment companies.



CHANGE ADDRESS

Let everyone know your new address. Submit a change-of-address form to the post office.



TURN EVERYTHING OFF

Turn off valves to the sinks, toilets, appliances, and water heater. Turn off all light switches and fans. Lastly, call the electric company.



DOCUMENTS

Secure all closing documents as well as the contract and closing documents. Keep them in a safe place.



GATHER HOME PAPERWORK

Put together a packet of manuals, receipts, and any warranties as well.



CLEAR OUT PERSONALS

Move out your personal belongings completely. Check all drawers, cabinets, and closets.



CLEAN

Ensure that your home is completely clean upon leaving the home. Clean the cabinets, refrigerators, and other appliances inside and out. Thoroughly clean out the garage. Schedule trash pick up prior to the day of closing. Leave your home the way you would like to find it if you were the buyer.



INCIDENTALS

Leave all house keys, remotes, gate keys, pool keys, and mailbox keys in a drawer in the kitchen.



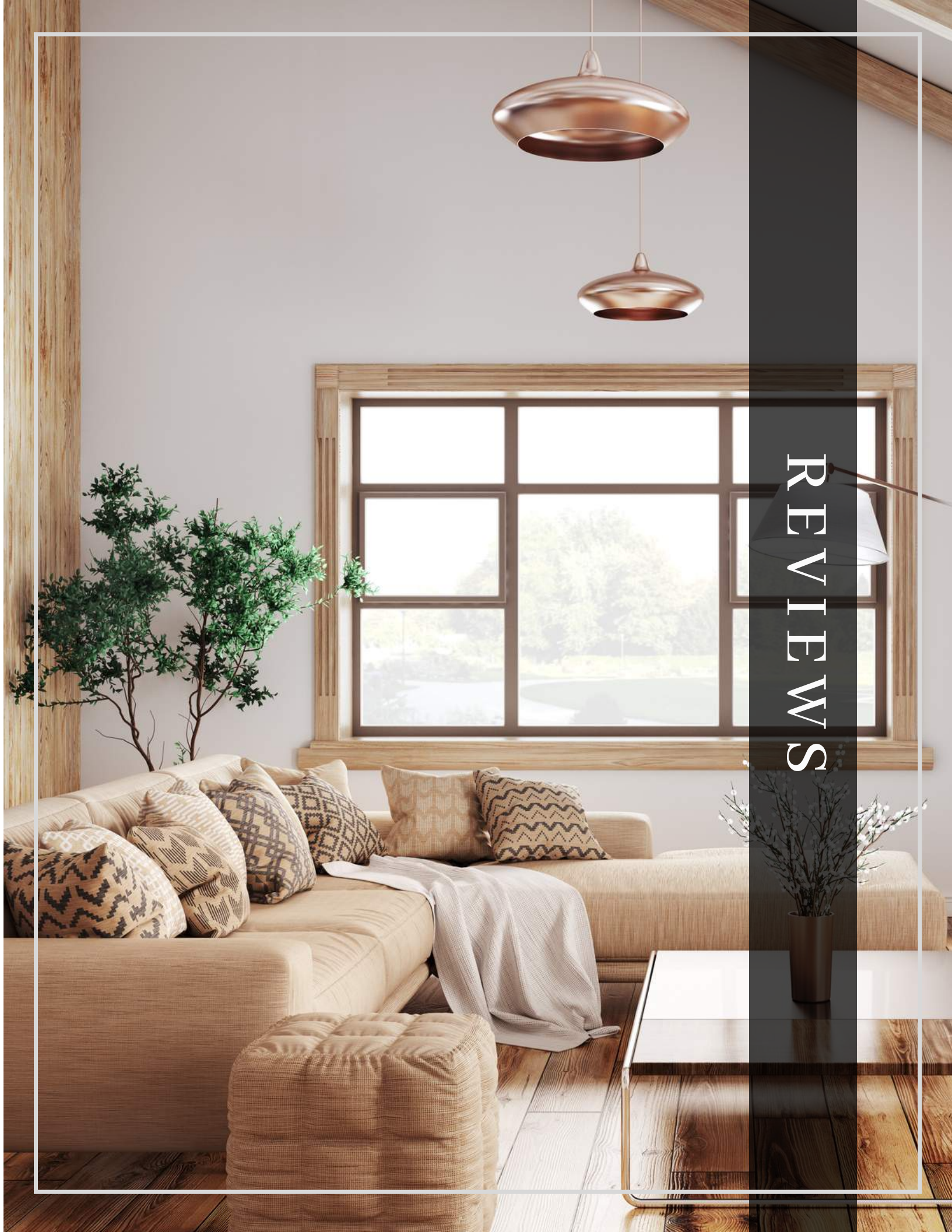
FLOORS

Vacuum and sweep floors one more time



LOCK UP

Ensure all blinds are closed, and lock the windows and doors.



REVIEWS

REVIEWS

★★★★★



"From the minute we contacted PHT to place our condo on the market, they was on top of all aspects of the selling process. They kept us informed and were extremely knowledgeable, but explained everything in layman terms so we knew what was going on at all times. Sherry's professionalism was nothing short of outstanding. The team sold our condo very fast and was able to negotiate with the buyer's agent on several occasions, while looking out for our best interest. If you are in the market for hiring a realtor, Profound Home Team should be your first choice!" ~K.R.

"It is so important to let people know of our amazing experience with Sherry Stallings as our realtor. Initially, we interviewed 3 realtors, all of whom were experienced and impressive agents, but we selected Sherry, and couldn't be happier with our choice. From the listing of our property to the closing of the sale, Sherry had our best interests at heart, demonstrating a competence and genuine desire to serve us. Her attention to small details and her advice were invaluable, and we could not recommend her highly enough." ~R.L.

"Marie was awesome to work with. The process of selling our house was not easy, but she stuck with us the whole way through, supporting and guiding us. We hope not to move again anytime soon, but would definitely recommend Marie to any friends or family in need of a realtor." ~B.B.

"I sold my house and purchased a new home with Sherry as my realtor. She was very professional and timely in every question or issue that came up during this process. Buying and selling can be very stressful and Sherry made this very busy time extremely easy and I always knew if a problem arose I could get her to help. I would recommend Sherry to help you with your real estate experience." ~E.W.

"I can't say enough about Aly! She helped me sell my Condo and purchase my first house. She went above and beyond to help me with the entire process and talk me down when I needed it. She made the experience of both selling and buying so much easier. She was always there for me and made me feel like I was her only client. I would highly recommend Aly to all of my family, friends and anyone who asks me. She is the BEST!" ~L.R.

"I recently worked with Sherry to sell and buy at the same time. She was nothing short of amazing! We had some interesting challenges present themselves and Sherry was always calmly talking it all out with me, making sure I understood and we even went into Plan B mode a couple times (thankfully not needed). I feel so blessed that I had Sherry to guide me through this process- helping me find the perfect buyers for my old home and helping my daughter and I settle into a place we love! Would I recommend Sherry...a million times YES!" ~KL



"Sherry did an amazing job helping us to get a quick sale on our house. She hosted the most professional open house I had ever seen and I have no doubt the incredible marketing played a big role in our house selling within a week (well above asking price). My wife and I couldn't be happier and we would definitely recommend her."

~R.L.

"I thought selling my home of 30+ years would be stressful. Preparing the house, presenting it, getting inspections, etc. It seemed pretty overwhelming... until Sherry took charge. Ten minutes into our first meeting I knew I had the right agent. No exaggeration, the whole process was smooth and stress-free. She had it listed within days, conducted an open house, and had offers. I attribute that to Sherry's understanding the local market, but also to her energy and hard work. If you're selling a house, call her first." ~ C.H.

"After my Mom passed away, my siblings and I struggled to find a realtor that we all agreed upon. Needless to say, Sherry pleased us from day one as well as throughout the whole process of selling our childhood home. She was wonderful to work with. She is compassionate, funny, intuitive and a problem solver. Five stars across the board from my whole family!" C.R.

"Sherry did a great job for us. She helped come up with a reasonably aggressive asking price, staged and photographed the home for us even during the COVID-19 challenges) and ultimately got it sold for asking on our tough timeline. She was incredibly responsive and helpful all the way through the end, even helping in the day of and the days after closing to help us stay organized and move around a few last minute belongings." ~L.M.

"Sherry was just wonderful to work with. My brother found her to sell our parents' home in Chelmsford....and I couldn't have been happier with this. It was great to work with someone who is dedicated to her job. She responded to our questions quickly, marketed the house on many platforms and always offered to help do things (clean windows) that I thought were beyond the scope of a realtor. She made a stressful closing (first transaction with FlyHomes in the Northeast) an easy transaction. Would be happy to work with her again!" K.M.

"Wouldn't recommend selling your home alone and after everything we encountered, I am beyond grateful we had Sherry in our corner advocating and negotiating on our behalf. She was the consummate professional, a breath of fresh air and now life long friend! I will continue to use her services and pass her name along to anyone I know that is looking to buy, sell or invest. This girl is top notch from start to finish. See for yourself!" ~J.R.



Recently Sold Homes





Thank you for the opportunity!

*We would love to embark with you
on your real estate journey...
Let's make it PROFOUND!*



Brokered by:

real

SOLD

A HOME SELLER'S GUIDE



PROFOUND HOME TEAM

Who you move with matters!



Brokered by: **real**