



THE  
**H O M E**  
**H A P P Y**  
**M E T H O D**

FINDING YOUR PERFECT BALANCE



**You're wondering what you were thinking when you first purchased your current home. At the time, the house seemed so big, but now it's just a headache.**

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If you could go back in time, you'd tell the version of yourself that was so excited about growing your family and making memories that their home would become too small.

When you bought your home, you knew that it didn't have a yard. That was fine because a newborn isn't going to spend a lot of time outside, anyways.

Now that the kids are older, though, instead of playing outside and being kids, they're always cooped up with electronics and board games, or you have to schlep them to the local park.

It's embarrassing when you're meeting other parents, and they suggest a playdate. Even your playroom is kind of small, and you're sure that a room with a TV and two controllers isn't what they had in mind.

**Everywhere you look, you see toys! They are creeping into every room, and you keep sitting or stepping on them.**

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You're using rooms as play areas rather than what they were intended to be, and you're always in a losing battle to keep your home tidy.

The yard's too small, the space is too cramped, there's no closing a door and escaping the mess. It's chaos. If guests stay with you, everyone is squished together. It makes for a stressful visit.

You want to see your kids on bikes, running around, hopping into a pool, being just a few doors down from their friends, and having that same neighborhood experience you had.

Speaking of the neighborhood, it also seems to have lost its sparkle. There's never enough parking for everyone. Some of the neighbors are too loud at late hours and disrupt you and the kids when you're already sleeping (ew, you're officially getting older)

**On top of being annoyed, you also feel bad for the kids. They aren't kids the same way you were, and that bothers you.**

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**You know that there are better school districts and you want your children to have the best.**

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Adding to your frustration is the fact that your kids are hitting that precious age where they're about to head off to school, or your eldest one has just started, and the schools in your district aren't great.

Even your friends keep asking you when you're moving. "So when are you guys moving?" is a cringe-worthy question at house parties.

Most of your friends also have growing families and are purchasing homes with more space, a bigger yard, in a preferred school district, and you haven't yet.

You feel like you are missing the boat while everyone else decides to move to something larger, and you feel stuck. You kind of feel guilty because you are seeing how happy their kids are in their new yards and your kids are just thrilled when you take them to visit. You want to give your family the same thing.



You know you've outgrown your current home. You feel as though you're on top of one another all the time, and it is beginning to bring added stress to your daily life.

You've been trying to be more organized with the limited space. You've tried using other rooms in the house as play areas, and make excuses about why you can't host holidays or have extended family staying.

## HERE IS THE TRUTH:

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**It's not working because you're always trying to put a bandaid on things rather than face the fact you have outgrown your home.**

**You're not living the family dream that you had envisioned when your family began to grow.**



**You knew that this wouldn't be your forever home, and it's hard to believe how fast the time went.**

**You are watching friends and colleagues move into larger spaces. You see the happiness it has brought to their families and feel stuck. You want a plan for what to do next.**

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# I understand how you feel. I have been there!

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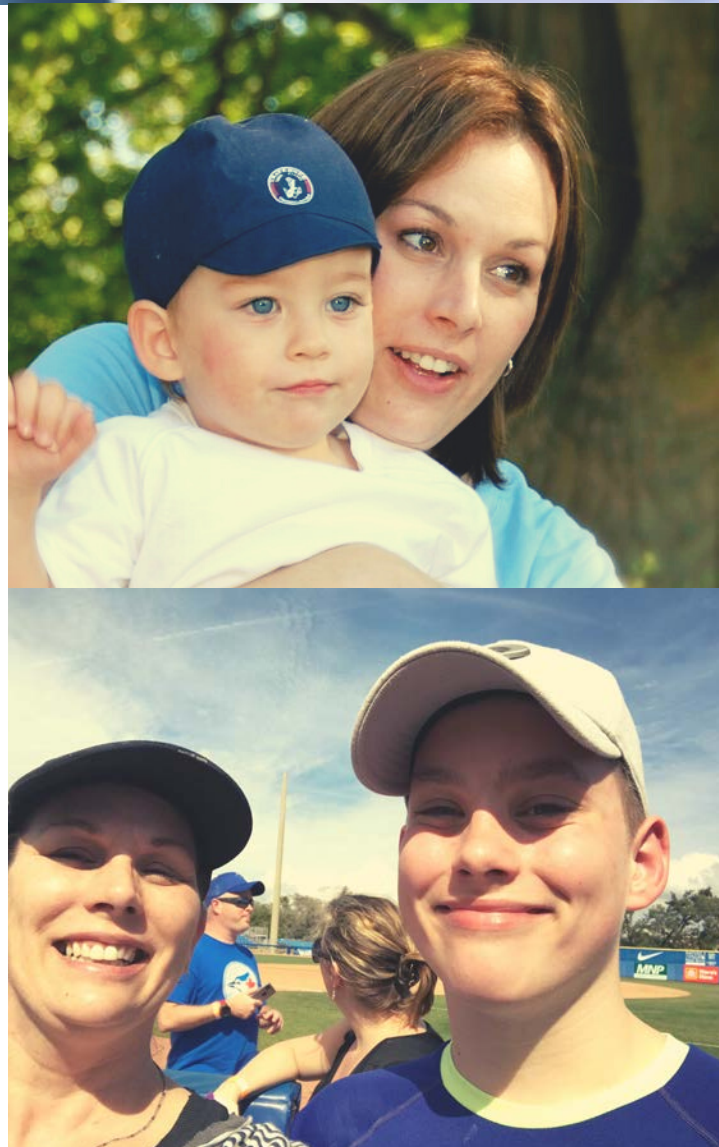
**My name is Jen Warren, I am a Real Estate Broker at REMAX Escarpment Realty Inc., Brokerage in Burlington, Ontario.**

When we purchased our first townhome, we had not been planning a family. We loved our house because we made it home. I have great memories of bringing my son back from the hospital, hosting parties, and having family over for our annual holiday dinners.

We quickly realized that while we loved our home, there were things we wished we had.

We needed more space. Wow, we hadn't realized how many things would be added to our home. We wanted a yard for him to run around and be a kid. We wanted some additional bedrooms to have family stay without feeling cramped. We wanted him to go to a great school.

Frankly, we wanted a real family home. I understand the stress that you may be feeling. I have been there. We knew it was time for a change.



**TAKING THAT FIRST STEP MADE ALL THE OTHERS THAT MUCH EASIER**

I loved pushing him on the swing set and hearing him say, "higher mommy!." Our neighbours were always inviting us over for BBQ's and parties and made us feel so welcome.

It was hard to imagine still living the life we had back then. While we enjoyed that chapter in our lives, we were excited to turn the page.

## SO WHAT DO YOU DO?

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### **You could stay in your current home, but is that really ideal?**

The walls sure feel like they're closing in on you. Every day, it seems like there's more stuff and just not enough room to put it all in. You're frustrated with the kids because you've asked them to put their stuff away a million times, but you know deep down that they're kids...they'll never remember to put every toy away.

You don't have a hideaway where you can just shut the door, and the mess temporarily disappears.

You used to be excited to come home after a long day of work, but now you cringe when you walk through the door because the home is in a constant state of chaos.

You never thought you'd be "those people." The ones on the outside looking in. The ones trying to keep up with the Jones. But deep down, you know that you are.

Your friends and colleagues are making a move to larger homes. You see how happy they are having the ability to host parties, enjoy holidays, and have family stay with them. You want what they have, and you feel like you're lagging behind by staying in your home while everyone else is moving forward.





## Your “happy” family is not so happy lately!

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You have become one of those families whose home has become completely dysfunctional. This affects your kid's behavior and brings you, and the family added stress.

**You don't need to feel this way. There is a way to get your from where you are now to where you want to be. But how?**

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That's exactly why I designed The Home Happy Method. The saying goes that a dream without a plan is only a wish. This step by step process will help identify your problems, work together to create a roadmap, and turn your dreams into reality.



# Understanding Your Family Vision

## Step 1

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The first thing we will do is evaluate your current life and household situation. We will discuss what you see happening as a result of deciding to sell your home and purchasing your next. We can then find a space for your family that fits its growing needs.



THE  
HOME  
HAPPY  
METHOD

# Turning Your Vision into Reality (Action Plan)

## Step 2

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We will build an action plan that will put you and your family on the path to achieving your goal. We will start with the step involved in listing your current home for sale. We'll discuss timeline, marketing plan, any improvement needed, and all the moving parts to put your family vision into action.

By making the process as simple as possible and breaking it into steps that lead to your vision, we will turn it into reality. I will work with you to determine the best; sale strategy, improvements, property type, occupancy structure, timelines, financing, search strategy, negotiation position, contingencies, closing situation, and beyond. You will have a clear blueprint for what's involved and how you will take action and achieve your family's dream.



## Finding Home Happy

### Step 3

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As we implement your search strategy, I will be with you every step of the way, highlighting the features that may help or hinder your results, and ensuring you are making the best decision for you and your family. Once we find the perfect place, we can proceed to the acquisition of your home base property.



## Navigating the Change

### Step 4

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In this step, you may find yourself under contract with one or two properties. This can feel overwhelming or confusing and be a time filled with uncertainty. I will be there to share my expertise, negotiate on your behalf, and coordinate all details during this period of change to get you to closing smoothly.

# Starting a New Chapter

## Step 5

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During this final step, we'll be helping you through the closing on your sale and purchase and making sure it all goes smoothly.

While it will be bittersweet to say goodbye to your old home, you'll also be able to celebrate and enjoy the excitement on what is to come with your next home.





## Here's what happens when you use The Home Happy Method:

### **You'll finally be in the right home and in the neighborhood you've been dreaming about living in.**

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Your kids will finally be experiencing the same happiness and freedom that you did as a kid. All the things you really loved about growing up are now what they'll love, too. They'll be riding bikes around the neighborhood, playing games and laughing in the backyard, having their friends over for sleepovers, and going to a fantastic school.

Okay, so they're probably not going to be super excited about that last one, but you are. You know you're setting them up for a good future, and someday, they'll thank you. Probably when they have their own kids and are going through the same thing, you're facing right now.

Your neighbours will be awesome, and they'll welcome you with open arms. They'll invite you over for BBQs or to have the kids over. They'll tell you about all the special events that they have going on. Everyone looks out for each other, and it'll give you a sense of warmth.

And most importantly, that vision you had for your family when your kids were still just a glimmer in your eye, it'll finally be here.

The new house will be exactly what you need, which will eliminate a lot of your tension. You'll be able to have friends and family over and make the kind of memories you always envisioned.

You'll have your friends and family over without a ton of stress or shame about your living situation. And you'll be spending the quality time with family that you had hoped for.



## Hear from some people who have used The Home Happy Method:

### **Robert H.**

"My wife and I recently sold our first home while simultaneously purchasing our second with Jen. We were incredibly nervous about the entire situation until Jen provided us with the confidence, knowledge and support to see our way through these transactions. Jen sold our house in 11 days, and above our anticipated sale price!!!! The purchase of our new home was as smooth as could be. I definitely recommend giving her a call!

### **Fran D.**

Jen not only sold our house with multiple offers within a couple days, but she also brokered a deal for a home we loved with a "For Sale By Owner". She was able to negotiate acceptable terms by both parties and a closing that worked well for us!

### **Denise W.**

"Jen's commitment to her clients is above and beyond anything I have witnessed. She is extremely knowledgeable about the market. She also cares about each client like they are her own family which is invaluable in helping to navigate the rollercoaster of emotions involved with real estate. Couldn't recommend her enough."

### **Todd F.**

"I found Jen to be very knowledgeable and a real pleasure to work with. I also found her to be very knowledgeable with overall housing construction. She always made a point of making us aware of the positives and negatives in every house I looked at and was never pushy with her time or our purchase. "

# Lets see if this method can work for you!

THE  
HOME  
HAPPY  
METHOD



**If you are in a living situation that no longer fits, it may be time to explore your options. The first step is to book a 15 min call with me.**

In this call we'll discuss:

- Your family's current living situation, how it's affecting you and the priorities you have your next home.
- How The Home Happy Method can work for your family.
- The next steps for getting you out of a house that no longer fits your family and into a home that will.

**BOOK A CALL**

My commitment to serving others has built a remarkable track record of delivering results. I work with a limited number of clients at a time to ensure I can provide top quality, individualized service.

SERVICE



## Jen Warren | Broker

Broker  
**JEN**  
WARREN

I am a 4th generation Burlington native. My grandfather built homes in the Downtown area, and my mother was a top Burlington realtor.

I earned my Bachelor of Arts (Economics) from McMaster University. Before becoming a realtor, I spent three years studying, living, competing, and working abroad.

I have served home buyers & home sellers in the Burlington and surrounding communities for over 23 years and have earned over 30+ awards for sales and service.

I currently reside in Downtown Burlington (around the corner from my family home) with my son Max and dogs Ace & Plus. In my spare time, I love to train and compete with my horse Chi, cheer on my son Max (who is a competitive swimmer), and to travel.

