

LET'S GET  
YOUR HOME

Sold

Visit Our Seller's Page At: [Sell With Us](#)



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If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed.

# Dear Future Homeowner,

As a homeowner, you may be thinking about selling your home – but questions often come up along the way:

How much is my home really worth?

What should I do before listing?

How can I attract the right buyers?

And most importantly – how do I maximize my profit while avoiding common seller mistakes?

Selling a home is more than putting a sign in the yard. It takes the right pricing strategy, marketing, preparation, and guidance to help you stand out and get the best results.

As a local team based right here in Maryland, we've helped hundreds of sellers navigate the process with confidence and maximize their home's value. We're not just here to list your home – we're here to guide you every step of the way.

Let's make your home sale a success.

Sincerely,

**KNHome Group of Vybe Realty**



## Selling a Home Takes More Than Putting It Online

### What We Offer:

- Professional High Resolution Photography
- Matterport 3D Tours and Floorplans
- Cinematic Video Walkthroughs
- Dedicated Single Property Website (SEO Optimized)
- Social Media Advertising through Meta and Google
- Email Marketing
- Open House Strategies and Targeted Showings
- Neighborhood Mailers
- Agent-to-Agent Promotion
- Personalized Services Tailored (Professional Cleaning, Drone Services, Professional Staging, Trash Haul)
- Contractor/Prep Recommendations
- Regular Updates on Showings, Feedback, and Offers
- Dedicated Support Throughout the Process
- **ENSURING A SMOOTH, STRESS-FREE TRANSACTION AND CLOSING**



## Preparing Your Home For Maximum Value

Preparing your home before hitting the market can make a major difference in buyer interest, showings, and ultimately your final sales price. First impressions matter, and buyers often decide how they feel about a home within seconds of walking through the door—or even before they arrive online.

We help sellers prepare their home to stand out from day one.

As a homeowner preparing to sell, you'll benefit from guidance on:

- Decluttering and depersonalizing spaces
- Recommended repairs before listing
- Staging suggestions to maximize appeal
- Improving curb appeal and first impressions
- Cleaning and presentation checklists
- Contractor and vendor recommendations when needed
- Photography preparation to showcase your home at its best
- Identifying upgrades that may improve buyer perception and value

We believe preparation isn't an extra step—it's part of the strategy. Our goal is to position your home competitively and help create the strongest possible first impression before buyers ever walk through the door.

The better your home is prepared, the better positioned it is to attract attention and stronger offers.



## Strategic Marketing Timeline Designed To Maximize Exposure

### Pre-Launch Preparation:

- Pricing strategy and comparative market analysis
- Home preparation, staging guidance, and repairs
- Professional photography and video creation
- Listing optimization and marketing setup

### Launch Week:

- MLS activation and syndication across major platforms
- Social media marketing and online exposure
- Email campaigns to buyers and local agents
- Featured website and network promotion

### Active Listing Period:

- Buyer showings and open houses
- Feedback collection and market adjustments
- Ongoing digital marketing exposure
- Weekly communication and strategy updates

### Under Contract:

- Inspection and appraisal coordination
- Negotiation support throughout contingencies
- Transaction management through settlement

At KNHome Group of Vybe Realty, we believe a successful sale comes from combining preparation, marketing, and consistent strategy—not simply putting a sign in the yard. Because every stage of your listing deserves attention, communication, and a plan designed to maximize your results.



## Communication & Results You Can Count On

Selling a home can feel overwhelming without the right guidance. Questions come up. Market conditions shift. Buyer feedback changes. That's why communication matters.

When working with KNHome Group, you can expect:

- Regular updates throughout the listing process
- Showing activity and buyer feedback reports
- Recommendations based on market response
- Transparent discussions around offers and negotiations
- Quick responses when decisions matter most
- Guidance through inspections, appraisals, and settlement

We believe sellers should never wonder what's happening with their home sale.

At KNHome Group of Vybe Realty, our goal is simple: provide a smooth experience, maximize your return, and help you move forward with confidence.

**Because selling your home should feel informed, not stressful.**





# HOME SELLING PROCESS

1

## Consultation

Discuss your goals, timeline, and strategy

2

## Home Evaluation & Pricing

Analyze market data to determine comp. pricing

3

## Prepare Your Home

Complete staging, repairs, and listing preparation

4

## Professional Marketing Launch

Photography, video, MLS, social media & online exposure

5

## Home Goes Active

Begin showings, open houses, and buyer interest

6

## Review Offers

Evaluate price, terms, contingencies, and financing strength

7

## Contract Accepted

Congrats! Your home is officially under contract

8

## Inspection, Appraisal & Title

Address inspections, appraisal, and any contract updates

9

## Settlement

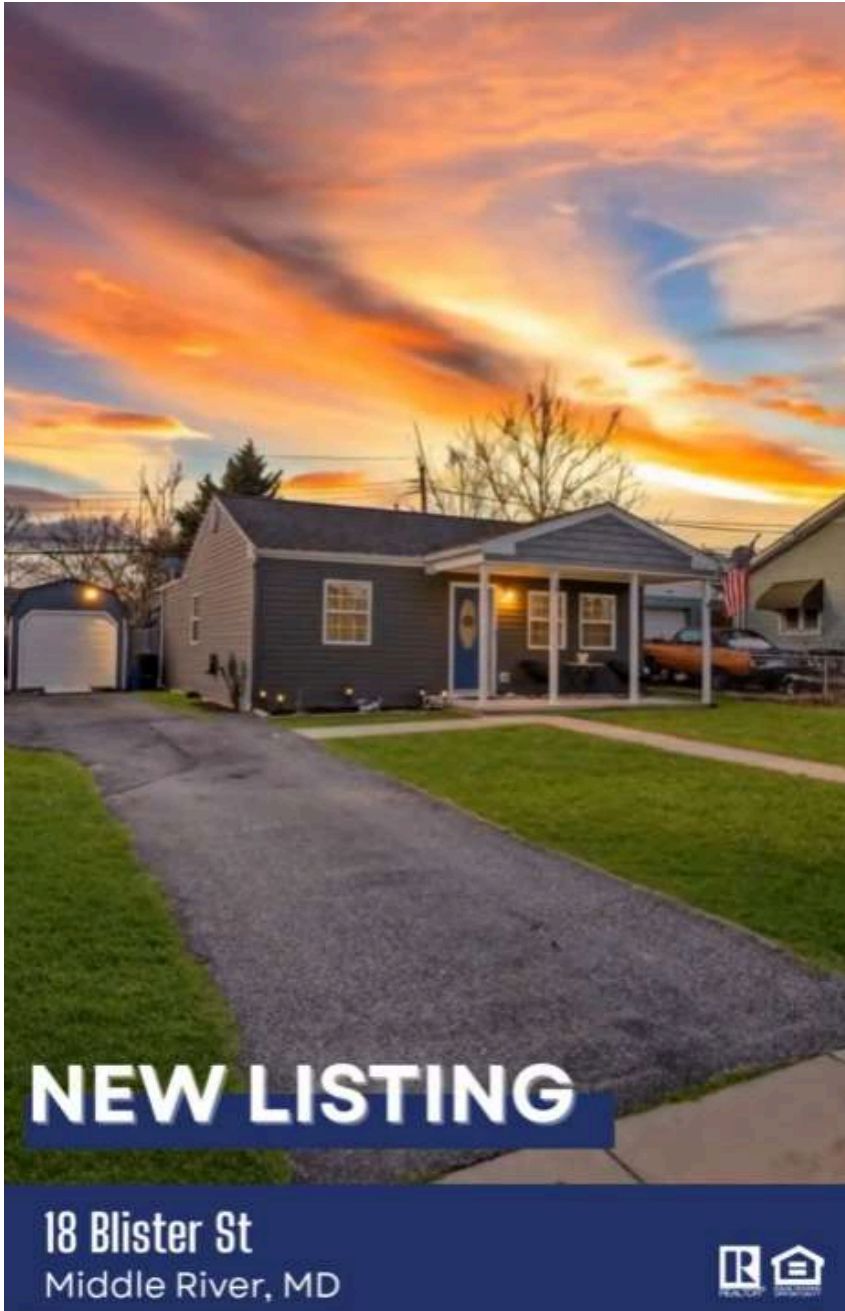
Sign final documents and complete your home sale



Professional 4k UHD Photography



Cinematic Video Walkthroughs



SCAN HERE



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## Social Media Advertising

### LOCATION

**Location** (Reach people living in or recently in this location)

Aberdeen, Maryland, United States x

Add location and hit enter

Add a city, region, OR country.

**Radius**

15

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### BUDGET & SCHEDULE

Lifetime budget v USD 100

**Start** 12/12/2023 12:28 / **End** 12/19/2023 12:28 /

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### MEDIA

Change Image / Video

You can use our media (Images/Videos) or upload yours.

Retarget current leads

OFF Advanced Options

**Create Ad**

This ad comply with Facebook's special category for Housing.

**Kevin Ngo, Realtor with Long New** Edit Post

Sponsored · 🌐

For Sale in Aberdeen. 🏡

Click below or Text 165415 to 25678 for instant access to all photos, details and more. 📷

**\*\*OPEN HOUSE 11/11 FROM 10AM-12PM\*\***  
 Immerse yourself in the pinnacle of sophistication with this impeccably designed townhome in the coveted Holly Woo... ❤️

**For Sale in Aberdeen!**  
 Text 165415 to 25678 for Photos & Details.

[HTTPS://WWW.SEARCHALLPROPERTIES.COM/INFORMATION/3223152](https://www.searchallproperties.com/information/3223152) Learn More  
**721 Wineberry Way**  
 Get the Current Price, Photos,



## Client Testimonials

Kevin was an outstanding realtor who made selling our home a seamless experience! From start to finish, he and his team worked diligently, getting our property sold in just 60 days. His professionalism, expertise, and dedication were top-notch, and he kept us informed every step of the way. I highly recommend Kevin and his team to anyone looking to sell their property—truly exceptional service!

Show less

- ★★★★★ Local knowledge
- ★★★★★ Process expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills



**Josh Sevison**

2 reviews



★★★★★ 3 months ago

Home buying can be a stressful process, but Kevin is such a hard working, attentive, and knowledgeable professional. If I could rate him 11/10 I would. Not only will I reach out to Kevin again for future home buying and selling needs, I will recommend him to anyone who I come in contact with who needs an agent. Exceptional work Kevin, thanks again!



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# READY TO GET STARTED? LET'S MAXIMIZE YOUR HOME'S VALUE

Reach out today to learn more about pricing strategies, our marketing approach, and how we help sellers maximize exposure and achieve the best possible results.

Whether you're ready to list now or simply exploring your options, we're here to guide you every step of the way.



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