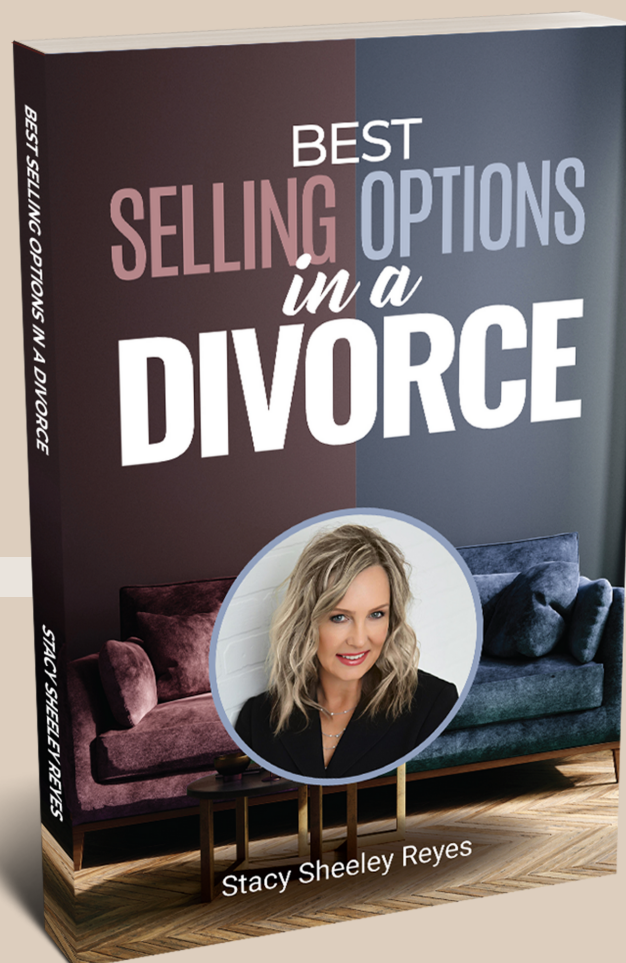




Best SELLING OPTIONS *in a* DIVORCE

SOLD.

WE HAVE A RANGE OF
SERVICES TO HELP YOU MAKE
TO MAKE THE BEST DECISION
FOR YOUR CIRCUMSTANCES



STACY SHEELEY HOMES



WELCOME

Hello! I'm Stacy and I'm sorry to hear about your divorce and the hardship you may be going through. I know first-hand that it's not easy.

Selling your home during a divorce can be a difficult journey. Here are a few things we can do to help:

- Assess all your options for selling or keeping your home
- Protect your best interests throughout the process
- Provide valuable tips and strategies for selling your home, if you decide to move forward
- Perform the necessary data analysis and market research to determine the best value for your property

Let Us Help You Through the Process of Selling Your Home

We understand that the process of selling your home can be daunting, but don't worry – we're here to help. We'll collaborate with you to outline the process and develop a plan together. We'll take care of all the heavy lifting so you can focus on other things. Our comprehensive guide will walk you through everything from staging your home to finding the perfect buyers, negotiating the best terms, and ensuring a smooth closing. With our guidance, you can rest assured that your home sale will be a success.

About Stacy & Team

Moving On

Divorce Sale of Property

Finding the Right Realtor

The Timeline

Preparing Your Home

Effective Strategies

The Sale Process

References



STACY SHEELEY REYES

Real Estate Advisor & Listing Agent Extraordinaire

Over two decades of passion, dedication, and results from one of Las Vegas' top Realtors. Some call her a real estate magician, some call her a strategic negotiator, while others simply call her a kind-hearted confidante and friend. Regardless, her dedication to her clients' success in Southern Nevada is unmatched.

Stacy loves and breathes real estate and her PASSION shows in her customer service, negotiation, follow-through, and dedication. A people person and problem solver, Stacy is a true communicator and loves helping clients achieve their real estate goals and dreams. Whether she's representing the seller and making sure they get the highest possible price for their property; or helping a buyer put together a strategic offer that will put them in the winning position, she's the realtor you want representing your interests.

Her market knowledge, high energy, negotiation skills, attention to detail, intuition and persistence are traits that continue to help her clients year after year.



PERFORMANCE:



\$190 M+
RESIDENTIAL SALES



TOP 5%
NEVADA REALTORS



TOP 10
PRODUCER 2012-2023

A TEAM OF PROFESSIONALS

The Benefits of Partnering With a Team

Buying or selling a property can be a daunting task, but working with a real estate team can make a significant difference. A team's availability to take calls and present properties is just the beginning. Their expertise and experience can elevate the entire process.

One of the significant advantages of partnering with a real estate team is that each member excels in their area of expertise. Our team includes a Marketing Manager who tailors your marketing strategy to your specific property. We also have an experienced Transaction Manager who assists with your entire sale. A Buyer Specialist who uses their expertise to find potential buyers for your property, and a Listing Specialist who is always available to show your home.

We believe in constant contact and communication, providing feedback and weekly progress reports. Our team's methodical and organized approach ensures a seamless transaction. Let us help you navigate the world of real estate.

SAY HELLO TO MY TEAM...



CASSIE



DAVID



NATHANIEL



MARY

MOVING ON

Divorce is not easy. Even the most amicable separations are plagued with disappointment, lack of communication, and failed expectations. In the best-case scenario, two people who are dissolving their union will work together to resolve differences productively and part ways. Unavoidably, though, during the process, you and your spouse's emotions will fall prey to a myriad of changes as the marriage, family and shared assets are legally separated.

Adding to the stress is the sale of the family home, which is typically the largest asset of the marriage. This can evoke tremendous emotion. With the help of seasoned, experienced professionals - such as attorneys, CPA's and real estate professionals, divorcing couples can successfully move through this challenging period.



Decisions regarding the family home are not only emotional but mired in legal maneuvers and decisions. Divorce laws vary from state to state, so legal counsel is your best source of information on how to protect both parties' interests.

Many questions arise when trying to sell your home during a divorce. What needs to be done to ensure a quick and profitable sale? Who will choose the Realtor? Who bears the responsibility of the sale? How long will it take? How are proceeds divided?

Many Questions Are Likely to Arise:

- *What needs to be done to ensure a quick and profitable sale?*
- *Who will choose the Realtor?*
- *Who bears the responsibility of the sale?*
- *How long will it take?*
- *How are proceeds divided?*

MOVING ON

Every divorce has a unique set of circumstances. This book is not intended to be a legal guide or dispense legal advice but to provide you with a source of information.

Some states are known as “community property states and others as “equitable distribution” states. Community property states follow the rule that all assets acquired during the marriage are considered “community property.” There are nine community property states: Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Texas, Washington, and Wisconsin. Alaska is an opt-in state.

The remaining 41 states follow the laws of equitable distribution, which means that property acquired will be divided between the spouses in a fair and equitable manner.



The court determines who receives what, based on a variety of factors.

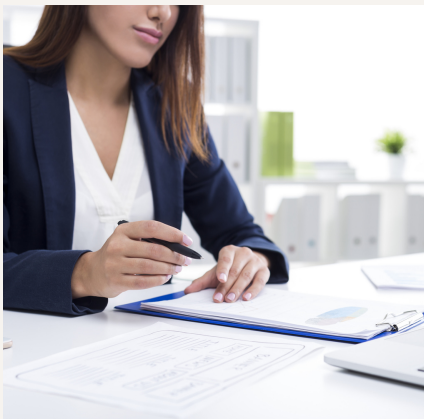
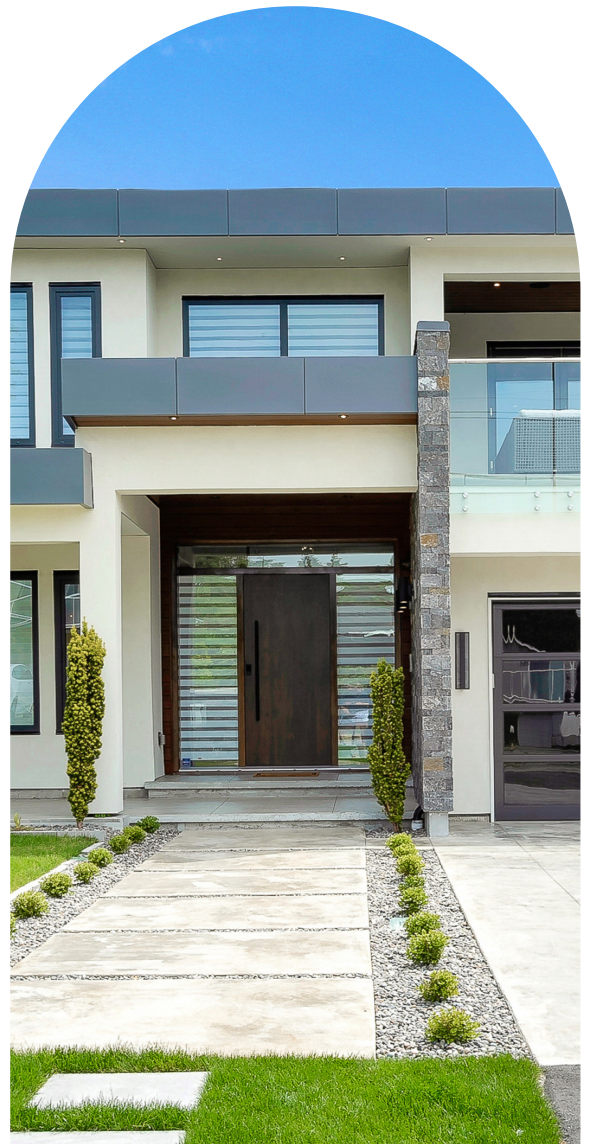
- *Relative earning contributions of spouses.*
- *In community property states: all income and assets earned or acquired are equally owned. This applies to debts, no matter who created the liability.*
- *In a divorce action, these will be divided equally.*

MOVING ON

In addition, there are mutual court orders that automatically protect marital properties. An automatic temporary restraining order prohibits spouses from selling, transferring, or borrowing against property when a divorce is filed. Again, any orders should be discussed with your attorney as this protection varies by state.

The family home is typically the couple's most valuable joint asset and must often be sold in order to equally distribute its value between the two spouses. Therefore, it is vital for you to understand the relationship and differences between a mortgage deed and a property title. Mortgages are conditional legal agreements for the purpose of buying a property. The lender's interest is on record when the title is registered.

All discussions regarding mortgages, quitclaim deeds, and title of property should be conducted with your legal advisor. This is information regarding the sale of your home.



A FEW KEY CONSIDERATIONS:

- *The lender may obtain a foreclosure order to take possession if payments of the debt are in default.*
- *One spouse may transfer the title to the other spouse but that does not transfer the financial responsibility.*
- *The loan payments are the responsibility of the parties on the mortgage.*
- *In order to change the names on the mortgage, one spouse must obtain financing and buy the other out.*

Divorce Sale of Property



Stacy's experience, consideration, diplomacy and market knowledge are traits that continue to help her gain the trust of clients during a difficult time.

STEP 1:

In successfully handling the disposition of the family home in a divorce is to have a clear understanding of your financial standing. Knowing your precise financial situation throughout the emotional turmoil of divorce will keep you from making snap decisions that severely impact your situation.

STEP 2:

It is crucial to know who bears legal financial responsibility for making the mortgage payments. If both spouses are listed on the mortgage, they are equally obligated to the lender whether or not their name is listed on the property title. This includes the homeowner's insurance policy. It's important to know who is the beneficiary of the policy.

STEP 3:

It is critical that you collect and immediately provide to your lawyer all of the information regarding your insurance, property taxes, liens, debts and assets. This will avoid adding undue stress to the uncertain future that accompanies divorce.

STEP 4:

Decisions: Knowing where you stand financially greatly influences your decision to keep, sell, or buy-out the family house. There are many considerations for each option, and they all require due diligence, financial planning, and decisions. Affordability and objective forethought are the keys to your decision-making process. Poor decisions can affect you long after the divorce is finalized.



Weighing the Options



KEEPING THE HOUSE

Couples who have school-age children often decide to allow one spouse to remain in the home to avoid disrupting routine. This can be accomplished with written agreements. Equitable allocating home expenses and mortgage payments by percentages or mutually agreeing on the financial responsibilities. A clear-cut agreement can be drawn up for responsibility of maintenance, expenses and future sale. Each spouse must provide evidence that they have resources to maintain this agreement.

SELLING THE HOUSE

For most couples, selling the house is the best solution. Selling a home under any circumstances takes a great deal of time and effort. The additional stress of divorce can often be overwhelming.

LEGALITIES

The termination of a marriage requires the division of real property. Marital prosperity belongs to both parties regardless of whose name is on the title and each party is entitled to their equitable share. Some couples are able to use mediation to divide assets and some are unsuccessful in negotiating terms and must rely on the court to rule on the division of assets. Consult your attorney regarding division.

THE EMOTIONAL SIDE OF SELLING YOUR HOME

If the marital home has been the hub of happiness and family life, it may turn out to be a constant reminder of what once was and is no more. No matter how strong the sentimental value is, often the best option is to sell the house and move on. That way both spouses get some money and make a clean break to start fresh. Once you've decided to sell there is a lot of work involved to prepare your home.

Book a private consultation with Stacy.

Choosing to Sell



DIVORCE ACTION

When a divorce action is filed, an automatic temporary restraining order can be issued to prevent spouses from selling or borrowing against marital property. Discuss this option with our attorney to make sure your stake in the property is protected. Less than one-third of divorces end up in court but doing so often doubles the costs. An average divorce is \$11,000 if settled out of court and that doubles if you do. This can take a serious bite out of your property sale proceeds.

Many divorcing couples who want to limit legal fees as much as possible, as well as the time it takes to settle, choose to sell their home. Surveys show that couples who resolved issues without court intervention completed the divorce in under a year. Those who could not agree and went to trial had to wait an average of 15 - 16 months.

DIVORCE GUIDE

The rest of this guide will expand upon the benefits of marital agreements that help sell the home, the importance of having realistic expectations regarding the value of your home, and how choosing a Realtor who has experience working with divorcing couples may be your greatest asset in the sale of your home.

THE EMOTIONAL SIDE OF SELLING YOUR HOME

I'm sorry to hear about your divorce and the hardship you may be going through at this time. I know firsthand that it's not easy and can be stressful for everyone involved. Know that many home sellers in your situation have trusted me to help them get the most money for their homes.



MARITAL SETTLEMENT AGREEMENT

One of the most productive methods for couples to move forward with a divorce and on with their lives is to disconnect emotionally and handle the sale of the home in a businesslike manner. Because the marital home is often the greatest asset in a marriage, it is also the greatest liability. You must give a lot of serious thought to securing settlement terms that protect both parties, especially the spouse that is departing. When you enter into your settlement agreement, your lawyer should specify who is financially responsible for the mortgage, insurance, HOA fees, taxes, utilities and maintenance.

If the spouse occupying the home is responsible for listing, showing, arranging

inspections, walk throughs and the general sale process, the other spouse may be obligated to pay part or all of the mortgage as well as contributing to upkeep. If the occupying spouse shows little effort in getting the house sold, the marital agreement should provide a time table for the sale. It is important for the marital agreement to include provisions outlining the steps to be taken if the house cannot be sold within a specified time or if one spouse fails to meet any financial obligations.

Consult your legal advisor for contingencies that are specific to your situation.



ADDITIONAL EXPENSES MAY INCLUDE:

- *Repainting*
- *Landscaping*
- *Replacing old appliances*
- *Trash removal of unwanted items*
- *Repairs*
- *Replacing worn out carpeting*
- *Deep cleaning of the house*

Book a private consultation with Stacy.

MARITAL SETTLEMENT AGREEMENT

During this initial meeting, Stacy will discuss your goals and expectations for the sale of your property, your desired timeline, and any concerns you may have.

This is also an opportunity for us to learn more about your property, its unique features and any special considerations that need to be taken into account.

Stacy understands the current and ever-changing conditions of the Las Vegas real estate market and is happy to share that pertinent information with you in addition to our marketing strategies, pricing and negotiation tactics.

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Preparing for our Initial Meeting

A few key considerations:

- *What are your goals?*
- *What is your desired timeline?*
- *Are there any special considerations?*

-Stacy

Finding the RIGHT REALTOR

I know that this is a very stressful time. I have first-hand experience of selling my own dream home and investment properties amidst a divorce. This is why choosing the right listing agent is important. I not only understand but also have the experience to navigate the sale process so that both spouses are satisfied with the outcome.

Most people personally know a Realtor, but don't jump into working with friends who may not be experienced at working with couples in the midst of a divorce or may not be impartial to both spouses.

There are Realtors who focus specifically on helping people going through a divorce, they are called Divorce Specialists. We have been trained in the legal aspects and how the properties are handled in this situation.



ABOUT ME, BY THE NUMBERS

5%
TOP
NEVADA
REALTORS

1%
TOP
PRODUCER
REALTY ONE

\$190+
RESIDENTIAL
SALES

Our unparalleled knowledge and expertise sets us apart and offers you a unique selling experience.

WHY CHOOSE US?

Over two decades of passion, dedication, and results from one of Las Vegas' top Realtors. Some call her a real estate magician, some call her a strategic negotiator, while others simply call her a kind-hearted confidante and friend. Regardless, her dedication to her clients' success in Las Vegas, Henderson and Southern Nevada is unmatched.

Stacy prides herself in making each client feel as if they're her only client. She is supported by a full-time Assistant, two Buyer's Agents and an incredible marketing team, leaving no part of her business unaccounted for.



Our Values, Your Success

PASSION & EXPERTISE

We bring passion and expertise to every sale with a deep understanding of the local market.

RETURN ON INVESTMENT

We're committed to your return on investment through competitive pricing, strategic negotiation and preparing your home

PRIVACY & CONFIDENTIALITY

We prioritize your privacy so you can trust us to handle your home sale with professionalism and discretion.

HIRING A DIVORCE SPECIALIST

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We are Real Estate Divorce Specialists. We have been trained in the legal aspects and how the properties are handled in this situation. We work with your legal teams every step of the way to ensure a smooth closing sale; albeit a mediation or courtroom process.



LISTING
CONSULTATION

MARKETING
BEGINS

OFFER
ACCEPTANCE

THE CLOSING



EXPERIENCE ● CONSIDERATION ● NEUTRALITY ● DIPLOMACY

YOUR LISTING TIMELINE

From listing contracts to the closing, we will be there every step of the way. There are always hurdles but part of our expertise is in negotiating and problem solving.

Here is what you can expect:

1. Signing listing contracts
2. Preparing your home to sell
3. Preliminary marketing
4. Listing your home on the market
5. Employing the marketing strategy
6. Showings and receiving offers
7. Negotiating your most advantageous offer
8. Working with contingencies
9. The process to closing
10. Signing and closing documents
11. The official closing and transfer of deed

“We tailor our services to meet your specific needs, and take the time to understand your unique situation and goals.”



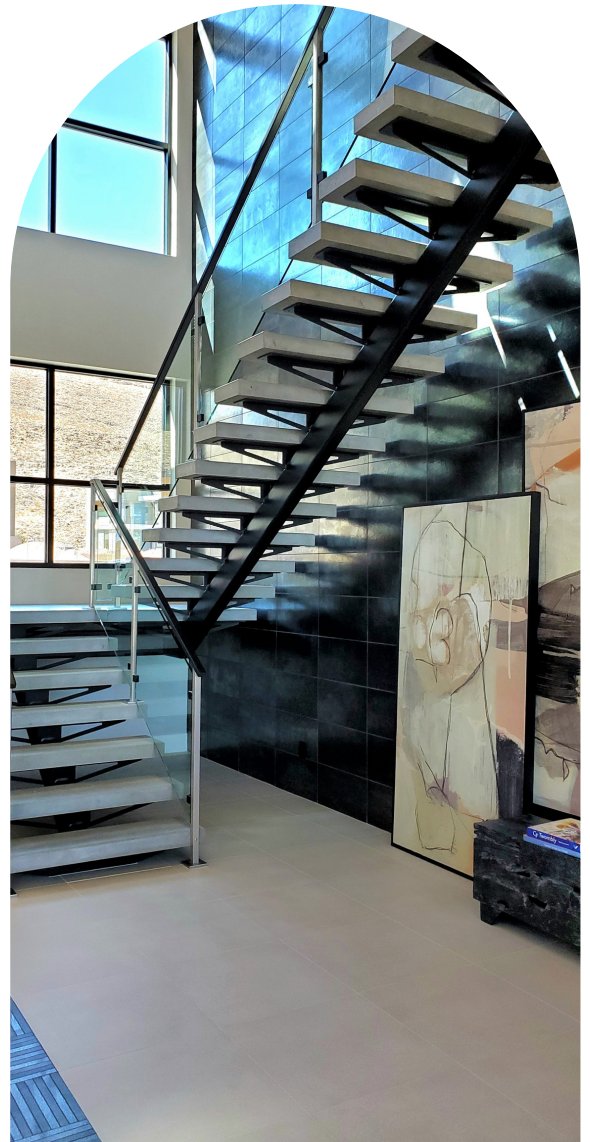
INITIAL MEETING

Book a Private Consultation with Stacy

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Stacy understands the current and ever-changing conditions of the Las Vegas real estate market and is happy to share that pertinent information with you in addition to our marketing strategies, pricing and negotiation tactics.



PREPARING FOR OUR INITIAL MEETING:

- *What are your goals?*
- *What is your desired timeline?*
- *Are there any special considerations?*

PREPARING YOUR HOME

Cleaning & preparing your home
can increase its value by 3%-5%

Curb Appeal

- Paint the front door
- Add plants or pots with flowers
- Power wash
- Remove any grease stains on driveway

Repairs

- Check under sinks for leaks
- Check that all windows open, close, lock
- Replace grout in bathrooms if needed
- Have floors professionally cleaned

Refreshing

- Its a good idea to replace outdated appliances with new stainless models
- Repaint to a neutral color or touch up
- Replace or clean carpeting
- Clean grout lines

Decluttering

- Go through every closet and downsize
- Clear all counter tops
- Remove all personal items
- Replace throw rugs and towels

Organizing

- Pre-pack - any personal items like photos, knick-knacks, china, mementos
- Organize all closets, pantry, cabinets
- Give all items a spot

Space Planning

- Remove furniture that is too big
- Rearrange for the maximum appearance of space
- Create a purpose in every room

Staging & Styling

- Accessorize with trendy items
- Replace rugs & towels & draperies
- Trendy lighting is very important
- Give away old furniture and plan for new house

Cleaning

Its very important that you have your home deep cleaned prior to buyer showings. Include oven, refrigerator, baseboards, lighting fixtures, blinds and windows.

EFFECTIVE STRATEGIES

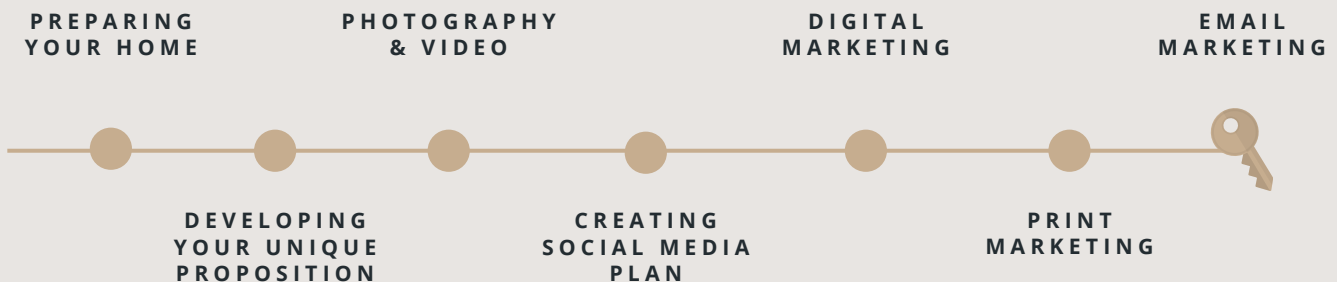
MARKETING YOUR PROPERTY

Marketing can significantly impact the speed and success of selling a property.

Some of the key factors are:

- Understanding the target market
- Correctly pricing your property
- Employing marketing professionals
- Utilizing online platforms
- Traditional marketing methods
- Leveraging networks
- Reaching the right audience

We effectively market your property, covering both modern online techniques and traditional methods, to increase the chance of a successful sale.



A personalized approach



SETTING THE RIGHT PRICE

The Consequences of an Overpriced Listing

Pricing is a critical aspect when it comes to selling your house. We will develop a tailored market analysis of comparable homes in your neighborhood - including homes that are currently for sale, sold in the last 4 months and failed to sell in the last 6 months. This information will give you a better idea of what your home is worth. We strategically assess your home and price it for maximum impact. We'll listen to your needs and situation while also advising you on the best time to list based on market trends and demand.

NOTES

GOING TO MARKET

Three Step Marketing Process

When taking a home to market, it's imperative to have an immersive marketing strategy. This means your ideal buyer is seeing your home multiple times in multiple mediums. This 3-Step approach allows for buyers across all generations to see the details of your home.

01
DIGITAL

02
SOCIAL

03
E-MAIL

01

DIGITAL: Creating a digital marketing plan for your property involves several key components that leverage online platforms and tools to reach and engage potential buyers. We personalize our approach for your unique home and its appeal to the demographic.

02

SOCIAL MEDIA: One of the most powerful features of social media is its ability to target advertising to specific demographics. Realtors can tailor their ads based on location, age, interests, and more, ensuring that their listings reach the most relevant audience.

03

EMAIL MARKETING: Enables us to reach a wider audience, including those beyond their immediate geographical area. With the increase in online home searches, reaching out to potential buyers through email can tap into a broader market, including international clients.



PROFESSIONAL PHOTOGRAPHS & VIDEO

THE IMPORTANCE OF A FIRST IMPRESSION

The use of photographs and videos in selling a home is indispensable in today's real estate market. They not only enhance the appeal of a property but also play a pivotal role in the marketing strategy, ultimately contributing to the successful sale of the home.



Shocking Truths...



Homes listed with professional photography sell 32% faster.



The average ROI on professional real estate photography is 826%.



68% of consumers say that great photos made them want to visit the home.



81% of Realtors reported that buyers find it easier to picture themselves living in a house that is staged.



My experience shows that a very clean home sells more quickly and for more money. Even when it is outdated.

A PERSONALIZED APPROACH



Selling Your Home: A Personalized Approach

At Stacy Sheeley Homes, we prioritize your specific needs and objectives. Our goal is to provide you with the maximum return on investment by offering competitive pricing, strategic negotiation, and thorough preparation. We want to ensure that you get the best value out of selling your home.

Our approach involves analyzing your potential buyer and your unique selling proposition. We pay close attention to demographics and match them to your target buyer, tailoring our marketing plan to fit their needs. This formula has been key to our success in selling homes.

DIGITAL

Our Digital Marketing Plan To Successfully Sell Your Home

We leverage various online platforms and utilize tools to promote your property, attract potential buyers, and establish a strong online presence.

This includes developing a distinctive brand for the property with a consistent style for all marketing materials. Also, a website landing page, content marketing, a social media strategy, and email marketing.

This plan ensures our success in attracting buyers and Buyer's Agents to your property.



PRINT

In a digital world, print still makes an impact

Print advertising can include local newspaper and magazine ads, real estate publications and direct mail. All in effort to reach your targeted audience.

A real estate "For Sale" sign with printed flyers also makes a huge impact on your neighborhood since 1/10 buyers are friends or family of your neighbors.



**THE ULTIMATE
VEGAS LIFESTYLE**
Presented by: Stacy Sheeley
REALTYONEGROUP



1517 BREEZE CANYON DRIVE, LAS VEGAS, NV, 89117
4 BEDS | 3 BATHS | 3,169 SQFT | \$950,000

Luxury living in Peccole Ranch's most desirable gated community. 4 Beds/3 Baths + bonus room that could be a 5th Bedroom. 1 Bed & Bath down. Fully remodeled inside & out with an impeccable attention to detail. Over 275K spent & it shows! Hardwood flooring, granite & quartz, plantation shutters, custom railing, RH designer lighting, extensive millwork, custom shaker-style cabinetry & spa-like bathrooms. An entertainer's paradise awaits in the backyard with solar heated pool, full bar with 2 built-in BBQ's, refrigerator, outdoor tv, gas fireplace, & speaker system. No expense was spared with travertine tile, extended covered patio, & ceiling fans. Mature shrubbery & fruit trees line the perimeter creating great privacy abutting a lush greenbelt with walking & biking trail. Other features include stainless Thermador appliances, epoxy flooring & rack storage in the garage, central vacuum, 2- A/C units, Artistic Iron custom entry gate. Adjacent to Summerlin. The ultimate Vegas lifestyle!

702.292.9064 | www.stacysheelayhomes.com | stacy@lvteamrealty.com





SOCIAL MEDIA

Creating a social media plan is imperative to market a property

Creating a social media plan for a new property listing presentation involves several steps to ensure maximum visibility and engagement. Here's a the comprehensive plan that we use:

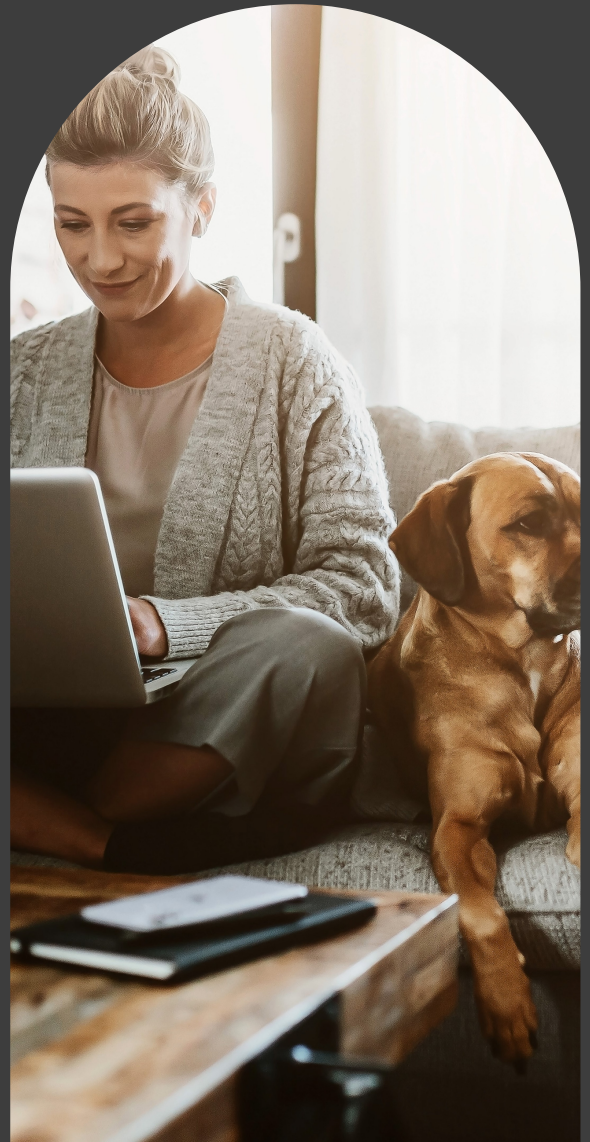
- Pre-Launch Teasers
- Launch Announcement
- Weekly Ongoing Promotion
- Targeted Advertising
- Collaboration with Influencers
- Feedback and Engagement

ONLINE DEBUT: YOUR LISTING

95% of home buyers utilize the internet as an essential tool in the home search process. In fact, studies show that the majority of buyers said that using the Internet is their very first step in finding a new home.

The average home buyer spends 10 weeks searching for a home and previews 12 properties before deciding on their purchase.

It's imperative to have an online presence that highlights the unique selling aspects of your home. Our marketing plan is tailored specifically to highlight those special somethings that set your home apart from the competition as well as sell at its maximum potential. We employ all avenues, such as listing in MLS, digital, print, e-mail marketing, and social media as an effective way to market your home.



As a seller, it's important to get your home in front of as many potential buyers as possible. That's why I use a variety of tools to ensure your property has maximum visibility and is seen by thousands of interested parties.

We utilize a "Personalized Approach" to successfully marketing and selling your home. Through careful analysis and tailoring to your specific needs. Its a winning approach that has worked over and over again.

OFFER PRESENTATION

How We Evaluate Offers

We conduct offer presentations each time we receive one or more offers. Our team will sit down with you to carefully examine each offer, weighing the pros and cons of each to determine the best course of action. If multiple offers are received simultaneously, we'll go over each one at the same time. This approach is preferred as it enables us to analyze and compare offers from various buyers all at once.



Understanding Real Estate "Contingencies"

A "contingency" in real estate refers to a condition that must be met for the transaction to continue. As a buyer, there are various contingencies that you can include in your contract. If everything appears to be in order after this period, there are only two more stages before the closing: a title search and transfer of ownership. With the assistance of myself and other industry experts, you'll gain a better understanding of contingencies, when they are likely to arise, and how to handle them effectively.

See some common contingencies on the next page.

COMMON

01 Inspection Contingency

Every contract has a 10-day inspection contingency. This is where the buyer is able to do their due-diligence on the property with a professional inspection.

02 Financing Contingency

Most contracts are also contingent on the buyer's financing. We don't accept offers unless we have the buyer's pre-approval from a lender.

03 Appraisal Contingency

Understanding the Appraisal Contingency in Buyer Financing

In buyer financing, an appraisal contingency is often included. This indicates that the buyer's financing is dependent on the home being appraised at or above their purchase price.

04 Home Sale Contingency

Some contracts are also contingent upon the buyer selling and closing on their current home.

There will be additional paperwork and dates we abide by with this type of contingency.

CONTINGENCIES



PREPARING FOR CLOSING

A standard contract period is 30 - 35 days and the contingencies are usually released within 15 days. Once we are through this period, we are on our way to closing. You can expect to be closing and start preparing for your move.

Any agreed to repairs or adjustments must be made now, and you'll have until 2 or 3 days before the closing date to complete them. The buyers may order a reinspection depending upon the complexity of the repairs. They will certainly be doing a final walk through where they check the condition and/or repairs prior to signing.

The buyer's lender or bank are busy preparing the loan or the transfer of funds in case of a cash purchase. The title company is busy processing the transfer of the deed. The seller can sign the final closing documents at any time and all proceeds will be prorated to the exact closing date. If signing in town, we will escort you to your signing appointment as the title company. If signing electronically or remotely, we will carefully oversee things. We will provide you with a chart of your important dates and information so that you can easily follow along. Of course we are there every step of the way and available to answer any questions you may have.



CLOSING DAY

THE BIG DAY HAS ARRIVED

Here are the last few steps:

1. Once all parties have signed, the bank or lender is finalizing the details of the transfer of funds or loan.
 2. The title company is processing the final transfer of the funds to the Seller. They will then electronically send the deed to the Clark County Recorder's office to transfer into the Buyer's name.
 3. The deed isn't legally binding until it's recorded by the county recorder's office. The title company will send it for recording, which usually takes a few hours.
 4. Funding will be released once the deed has been recorded. Some loans are funded on the same day, while others take up to 1 business day.
 5. Congratulations - once the deed has been recorded, your home is officially sold. The Realtors will exchange the keys to the property for the new buyer.
 6. The proceeds from the sale will be wired from the title company into your account(s) and generally happens the following business day.
-

A modern interior space featuring a glass coffee table with a white top and a black frame, holding two brass vases. The background shows a kitchen with dark grey cabinets, a white countertop, and a brass pendant light. A light-colored sofa is visible on the right. The floor is made of light wood, and a large, patterned rug is under the coffee table.

What you **CAN EXPECT**

Navigating the Market with Confidence and a Dependable Guide

Selling a property is a complex process that requires more than just selling high.

As your Advisor, I promise to do everything possible to help you avoid delays and obstacles. You can count on me to provide weekly updates and utilize my creative problem-solving skills to help you achieve your goals.

what others ARE SAYING



VADIM L.

Ms. Sheeley managed the entire process of listing, staging, selling, negotiating and financing the sale of my house which has been sold significantly above the appraisal value! She also assisted me with purchasing of my newly constructed home from extensive search to the closing. She is by far the best, most professional, knowledgeable realtor I have ever worked with. She also has most personable, uniquely elegant and effective demeanor that enables her to understand and respond to her clients' needs and wishes regardless of how long it takes and/or how much effort it requires. In my view, Stacy is absolutely brilliant and spectacular realtor!



PATRICIA P.

Stacy Sheeley is outstanding! I would recommend her without reservation to anyone interested in purchasing real estate purchase in the Las Vegas or Henderson markets. Stacy truly represents her clients — an approach and an attitude too frequently absent from the purchasing experience of most buyers. Stacy sets the standard for her profession. She is EXCEPTIONAL. We made many exploratory trips to Nevada, and she was available to us every time. There was no hard sell; there was no second guessing; there was always good humor and professionalism. You cannot do better in Las Vegas than Stacy Sheeley.



what others ARE SAYING



RUBEN G.

Stacy Sheeley is the best realtor I've utilized in Las Vegas!!!! Stacy was instrumental in not only selling our daughter and Son in laws home. Stacy facilitated the purchase of their single-story dream home. When she met with my daughter and son in law on the sale of their home. Stacy was frank, direct yet delicate in the explanation of what they were about to embark on. Stacy did an excellent job of helping them through what they were going to experience. As part of her commitment to commanding the best sales price possible. Stacy helped stage their home. Which for certain helped sell their home for the highest sales price to date in their RedPoint community.



MASHID G.

Working with Stacy was unbelievably effortless. She is the most thorough, patient and experienced agent I have ever met. Once you see how complex a real estate transaction can be when buying a home, you realize that who you work with MATTERS! You can tell she is a veteran. Explained everything SO clear and took her time on any questions we had along the way. I actually miss talking to her 5 times a day :)

READY TO SELL?



STACY SHEELEY REYES
REAL ESTATE ADVISOR

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