



# NEWS & VIEWS WITH JILIAN

## MAY EDITION

### READY TO LIST YOUR HOME?

Deciding to list your home can be a lot like walking into the unknown. You may have a lot of questions that you just need answers to. That is where I come in. My goal is to educate you as well as provide you with the information you need to make an informed decision. Here is how I can help:

- We will walk-through the home to discuss staging for professional photos
- Talk over any repairs, painting, or renovations that need to happen
- Discuss the listed and sold comparables in the neighborhood
- Set a timeline with a goal on what the right time would be for you to list

### HOW MUCH IS MY HOME WORTH?

Determining your home's value is the most important element to listing your home. This is where it is essential to have a professional involved. A buyer may be willing to pay more than the home is worth, but a bank will only loan the amount that an appraiser values it at. Therefore, finding your home's worth is crucial to avoiding issues within the contract.

A home's list price is based on many different factors that come into play and is not just as simple as what you may want for the home, what you paid for it, or even just what the house down the street sold for. Jilian will take all the necessary info into consideration to determine the appropriate list price for your home.

Contact me for a FREE no-obligation Home Valuation!

### CLIENT TESTIMONIAL

We had to sell our parent's house remotely, so needed someone who could take on the extra roll of arranging cleaners, painters, etc. to get the house ready for sale. Jilian found people that did a fantastic job and the process went exceptionally smoothly. I can highly recommend her to anyone looking for a realtor.

### FEATURED LISTING

10401 PINE RIDGE RD



**Stunning New Construction Edmond Home on .80 Acre Lot located in The Ridge!**

**Award Winning Deer Creek Schools**

4 Bedroom/ 2.1 Bathroom/ Office

3 Car Garage/ 2,359 SQFT

Gourmet Kitchen featuring Custom Cabinetry

Modern Farmhouse Finishes

Estimated Completion Date- End of August 2021

**\$ 3 8 9 , 3 1 5**




**JILIAN GARDNER**  
H O M E S

#1 Top Producer 2011-2021  
(405) 503-7389  
JilianGardner@gmail.com

#### Let me take care of your listing!

- Professional Photography
- Social Media Advertising
- 3D Matterport Tour
- Designated Home Website
- Custom In-Home Flyers
- Unique Yard Signs
- Targeted Email Campaigns
- Open Houses (As Needed)