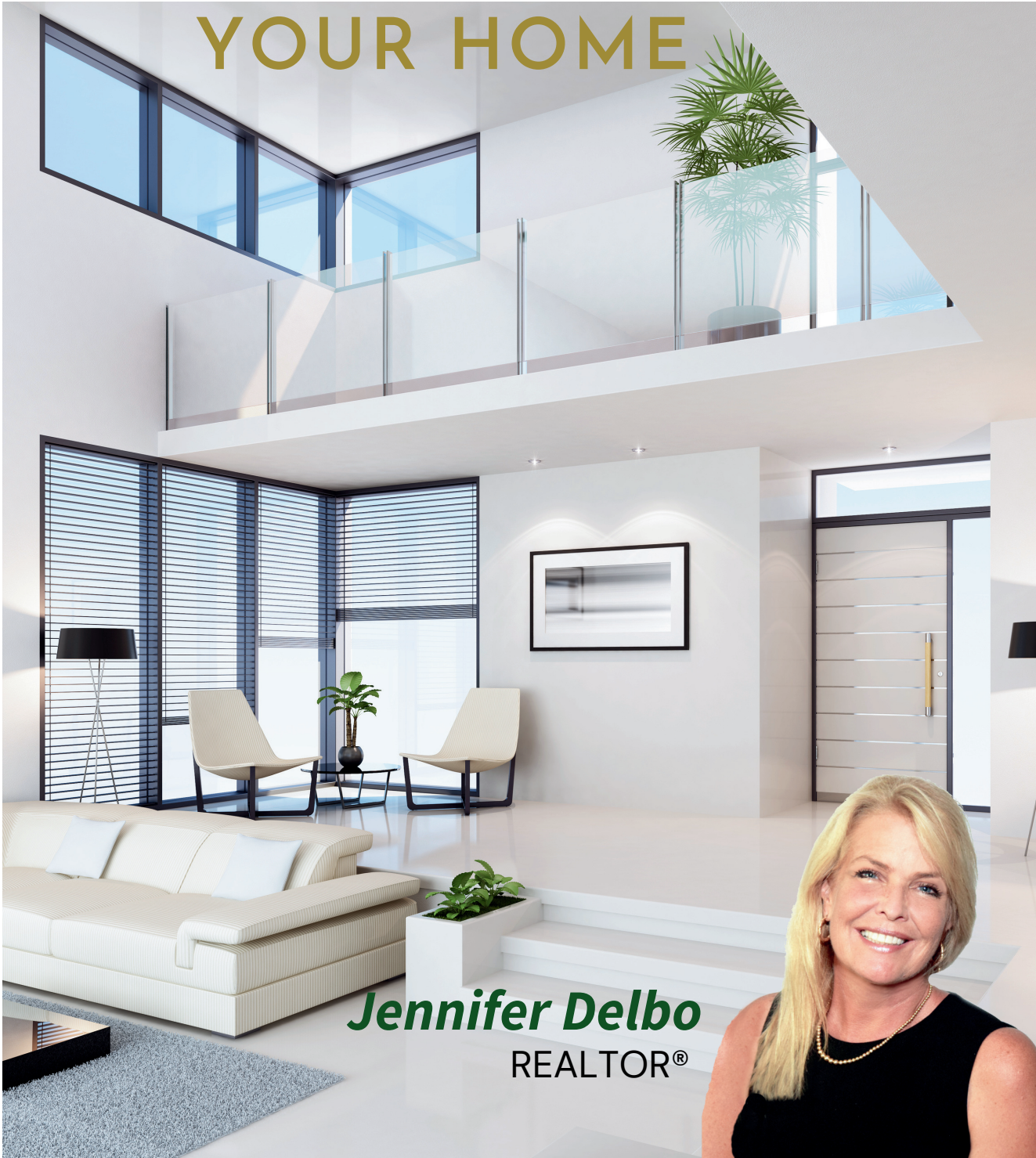


SELLING



YOUR HOME



Jennifer Delbo
REALTOR®



(941) 281-9940



JenniferDelbo@gmail.com

Jennifer Delbo



WHAT YOU CAN EXPECT

- Honesty & Transparency
- Timely Communication
- Experience & Expertise
- Customer Satisfaction

Let's Connect



941.281.9940



JenniferDelbo@gmail.com



www.JenniferDelbo.com



www.facebook.com/JenniferDelboRealtor

Hello!

I've been a Realtor with Wagner Realty in Manatee and Sarasota counties since 2015, focusing on exceptional service and building lasting relationships through open communication. With integrity as my cornerstone, I bring buyers and sellers together with shared purpose and clear communication.

I am very dedicated to my real estate practice and I emphasize clear communication and professionalism. I have a genuine passion for helping my clients achieve their real estate goals.

Supported by a team of trusted professionals, including attorneys, loan officers, home inspectors, title companies and more, I am here to educate, inform, and diligently work towards making your real estate dreams a reality.

Jennifer

Our El Conquistador Office is just
1 of 7 offices in Manatee and Sarasota Counties



3403 El Conquistador Pkwy
Bradenton, FL 34210

LOCAL, VETERAN
OWNED & OPERATED
SINCE 1939

David Eckel



Our Company & Commitment,



**VOTED PEOPLE'S # 1 CHOICE
FOR MORE THAN 25 YEARS!**

For more than 85 years, Wagner Realty has been an established leader in the local real estate industry. It takes a team of trained professionals to maintain the position of leadership that Wagner Realty enjoys. Our team is committed to contributing to the well-being of the region on civic, social, and professional levels. Our agents and brokers serve on local non-profit boards, organize fundraisers, and volunteer for many charities. We celebrate the true meaning of community, whether in donations, time, or talents. We care about our neighbors.

With seven office and more than 200 exceptionally talented agents, Wagner Realty offers the highest level of customer service to buyers and sellers throughout the Sarasota-Manatee region and beyond. We are committed to exceeding your expectations as we provide you with our signature service.

David

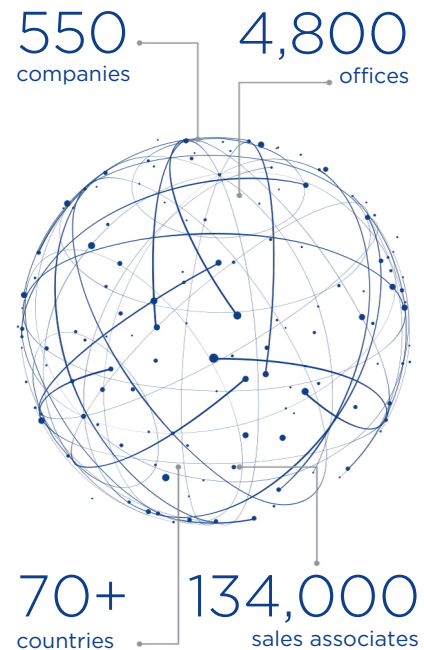




As an “Invitation Only” Affiliate, We Market YOUR PROPERTY TO THE WORLD.

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World,[®] we have the resources to market your property to the highest possible number of potential buyers. With 150,000 associates around the world, we expose your property to buyers on six continents. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World[®] is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website and connected to the websites of 550 of our affiliate real estate firms.



I'M LOCAL I'M GLOBAL[®]

550
companies

4,800
offices

134,000
sales associates

70+
countries

Leading
REAL ESTATE COMPANIES
OF THE WORLD

Through the International Listing Services, Your Property has OPTIMAL SYNDICATION

Using multiple listing services (MLS) and online portals significantly increase the exposure of your home. By listing your property on MLS platforms, you ensure that it reaches a vast network of real estate agents and brokers who actively search for properties on behalf of their clients. Simultaneously, online portals such as Zillow, Realtor.com, and others broaden visibility to an audience of potential buyers, including those searching independently. The combined reach of MLS and online portals maximizes exposure, increases buyer interest, and ultimately shortens the time your home spends on the market, optimizing the selling process.





The *Winning* **STEPS OF SELLING A HOUSE**

Personalized Consultation and Listing Agreement

1

After review of CMA (Comparative Market Analysis) the listing agreement is signed and the best sale price is determined.

Home Review & Staging

2

Home recommendations may be suggested to enhance both the interior and exterior, such as staging, painting, making repairs and cleaning.

Collaborative Marketing

3

Digital, Print, & virtual marketing work together to make your property shine. Attracting the right audience at the right time is key to a successful marketing strategy.

Photography and Video

4

Showcasing your property is best with professional photography and videography.

Syndication & Exposure

5

Local & global distribution of your listing reaches nearby targeted audiences as well as worldwide agents, investors, & buyers.

Outdoor Signage

6

If permissible, our installation professionals will place an attractive For Sale sign.

Extensive Listing Launch

7

The listing goes live very quickly through the Multiple Listing Service (MLS) with a distribution network of more than 60,000 Florida agents.

Seller Communications

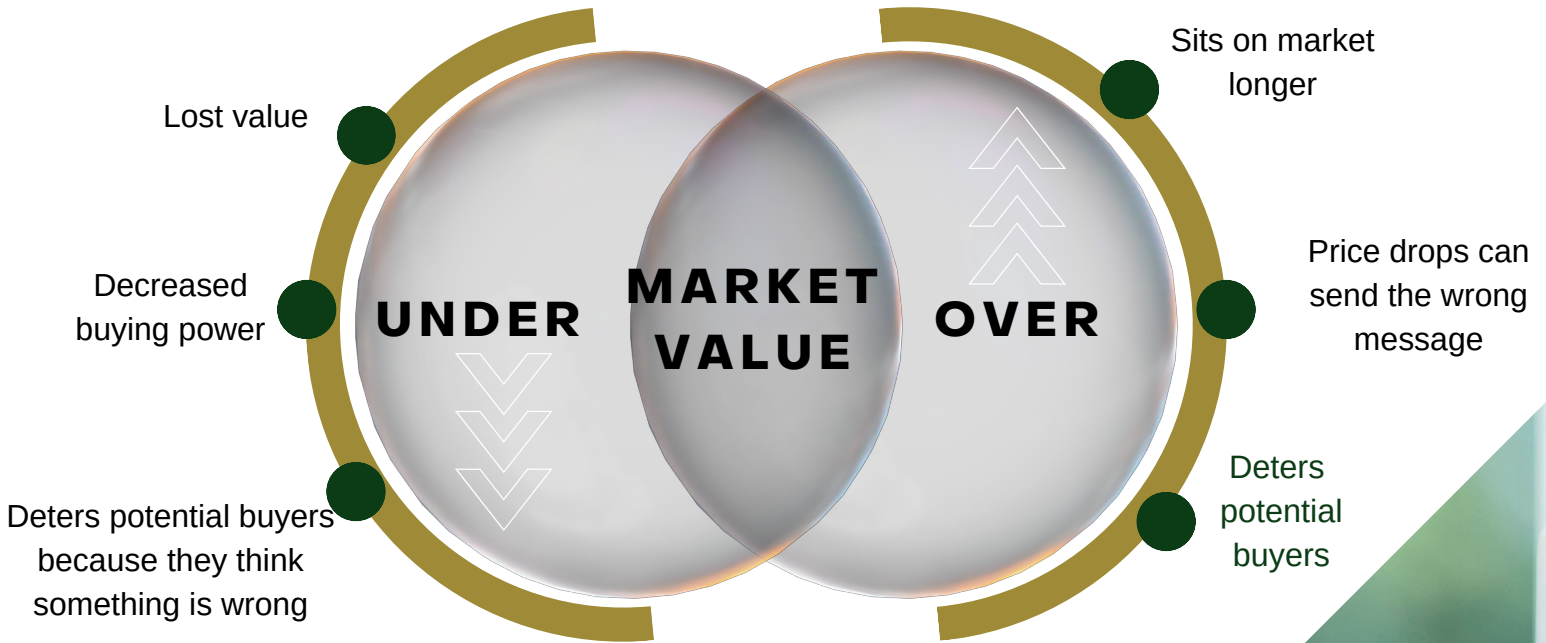
8

Communication is my top priority. A comprehensive accounting of all property activity is compiled regularly and communicated to client.

WE PROVIDE EXCEPTIONAL EXPERIENCE DURING EACH STAGE OF THE SELLING PROCESS.

The Art of Pricing

YOUR PROPERTY



Pricing your home correctly from the 1st day on the market is critical to your success as a seller.

More prospective buyers are brought in when a house is listed at a fair market value rather than a higher than market value.



MULTI MEDIA ONLINE MARKETING

READY TO ESCAPE THE COLD?

Trade the snow for sand and come to where it's warm and sunny! I can help you find the perfect home.

WAGNER REALTY

- E-Cards & E-Blasts
- Social Media Posts
- SINGLE PROPERTY WEBSITES
- Worldwide Listing Syndication
- Associate Website Exposure
- Properties in Motion Video[®]

LISTING VIDEO

308 8TH AVENUE E, PALMETTO, FL 34221

WAGNER REALTY

\$650,000
Bedrooms 3
Bathrooms 2.0
MLS# A4523468

Properties in Motion is a voice-over listing video that boosts Google search priority.

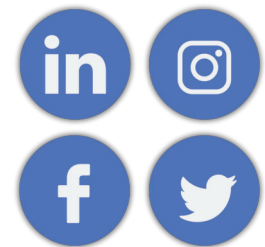
Your listing will immediately be sent out to more than 10,000 agents in our region as well as my contact list of potential buyers. The more people that get to view your property, the more likely to find a buyer fast.



SOCIAL MEDIA HAS CHANGED THE WAY REAL ESTATE IS SOLD TODAY. WE USE EXCEPTIONAL NETWORKING SKILLS TO GET THE WORD OUT AND CREATE A BUZZ AROUND YOUR PROPERTY.



WE PUT SOCIAL MEDIA TO WORK FOR YOU



QUICK FACTS



- 7.8 Billion people in the world on mobile
 - 4.8 Billion Internet users
 - 3.78 Billion active Social Media users
 - 5.15 Billion unique Mobile users
 - 3.8 Billion active Mobile Social users
- MOBILE-RESPONSIVE**



Jennifer is the BEST! She made my purchase transaction easy, flawless and timely. I highly recommend her when buying or selling property.



I had a fantastic experience working with Jennifer as my real estate agent. What stood out most was her honesty and integrity throughout the entire process. She was always upfront about the pros and cons of each property, never pressuring me into a decision, and truly had my best interests at heart. Her transparent communication made me feel confident and informed every step of the way. It's rare to find someone so genuine in this industry, and I'm grateful to have had her guidance during such an important purchase.



Jennifer is the only realtor for me and my family. She has helped my daughter buy and sell two homes and my sister as well. She sold my parents home, too. She goes above and beyond. I trust her. She always works so hard.



Jennifer knows real estate, she was our realtor and within 9 days had a full price written offer for us. In our present market she deserves ten gold stars. Jennifer was on top of all the transactions related to our sale with solutions and ideas to solve them before they happened. She was recommended to us for our sale and I would certainly recommend her to anyone looking for a realtor.

TESTIMONIALS



Jennifer Delbo is absolutely a Fantastic Realtor! She is knowledgeable of the market, knows the current inventory and locations. Jennifer is truly devoted to "YOU" her client. Listing with her and team member Julie Evans was a huge success. Jennifer was recommended excellent skilled companies to provide painting to installing new AC. Plus she wasn't afraid to get her hands dirty! Literally she helped with every! Her work ethics are incredible. A true pleasure to work with. Stress free from beginning to the closing. She has worked with my family over the years, each time better than the last! Look forward to working with her again! The absolute best! Xoxo



The most helpful and knowledgeable Realtor I have ever experienced! Jennifer Delbo was just amazing and sold my house 3 days after it got listed.. I would highly recommend Jennifer Delbo regardless if you are purchasing or selling.



We got the highest price of any owner in our condo complex because of Jennifer's hard work. She showed our unit by hosting an open house several times and was exceptional at communicating the high points of our property. Jennifer is the BEST! Thank you. Thank you!



Thank
you!

WAGNER  REALTY
ESTABLISHED IN 1939

Thank you for taking the time to preview this preliminary seller package.

When we meet I will go through, in detail, the Comparable Market Analysis (CMA) and answer any questions you may have.

If you need to reach me prior to our appointment, feel free to call me at (941) 281-9940. I look forward to working with you in the near future and feel certain that you will be happy with my services.



941.281.9940



JenniferDelbo@gmail.com



www.JenniferDelbo.com



www.facebook.com/JenniferDelboRealtor



WAGNER  REALTY
ESTABLISHED IN 1939