

WANT TO SELL...AND DON'T KNOW WHERE TO START?

WHETHER YOU NEED TO MOVE SOON OR ARE MONTHS AWAY,
I WILL ASSIST YOU . . . EVERY STEP OF THE WAY!



COUNTDOWN TO SELL PROGRAM

Call Me To Receive My Informational Packet



Linda Archie

Your Realtor for **EVERY** Stage of Life.

805.558.8157

LINDA@LINDAMOVESYOU.COM

LINDAMOVESYOU.COM



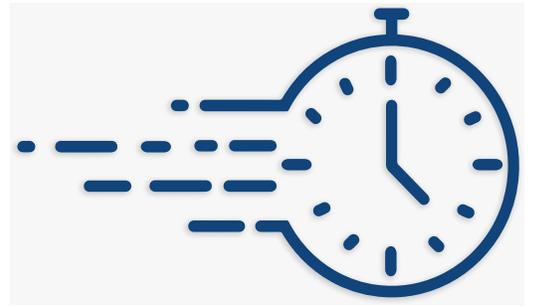
EQUITY
UNION
REAL ESTATE



The only Realtor in Ventura County to receive the prestigious N.A.R. Outstanding Service Award!



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COUNTDOWN TO SELLING YOUR HOME WITH LINDA ARCHIE & ASSOCIATES

1



Determine Your Needs And Priorities

2



Develop A Game Plan and Your Timeline

3



Coordinate & Assist Scheduling Appointments
With Service Providers

4



Recommendations For Service Partners
For Financial, Cleaning, Home Staging,
Movers etc.

5



Decluttering Your Home To Sell

6



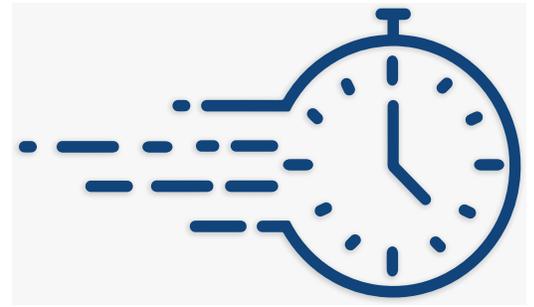
Helpful Tips On Transitioning With
Pets Or Children When Moving

7



Complimentary Home Evaluation

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IS MOVING IN YOUR FUTURE?

With many years as a Real Estate Specialist and hundreds of homes sold, I do so much more than just help families sell their home. I am here to assist you to coordinate and schedule service providers needed prior to putting your home on the market. Then I develop a dynamic marketing strategy that incorporates innovative advertising, staging and targeted marketing. My service also includes recommendations for movers, contractors, and more. Think of me as your one-stop shop for the entire process. I also offer you:

- **FREE MARKET ESTIMATE** - to determine the value of your home in today's market.
- **DEVELOPMENT OF A "GAME PLAN"** - or timeline to make the process of selling and moving easy and smart.
- **INSPECTION OF THE HOME** - and recommendations regarding which improvements make sense for resale.
- **CONSULTATION REFERRALS** - from trusted, experienced professional Financial Advisors, Contractors, Movers etc.

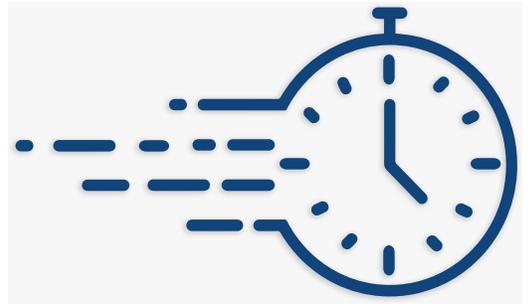
MY GOAL IS TO MAKE THE HOME SELLING PROCESS MUCH EASIER FOR YOU

Let me take the worry and stress off your shoulders, and put the pieces together for you. Some of my experienced resources include:

- Contractors
- Financial (Legal, Tax, and Financial Advisors)
- Packers/Movers
- Cleaners
- Home Staging
- Personal Concierge



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THE STEP-BY-STEP PROCESS TO SELLING YOUR HOME with LINDA ARCHIE and Associates

01

INITIAL CONSULTATION

- Determine your needs and priorities
- Establish a strategy for communication, pricing and marketing
- Complete all required documentation to begin the homeselling process

02

DESIGN AND IMPLEMENT MARKETING

- Initiate a high-visibility marketing program for your home
- Install a Yard Sign and have your home listed online for brokers and the public
- Complete home enhancement recommendations
- Show your property to brokers and prospective qualified buyers
- Monitor results and communicate with you on a regular basis
- Modify marketing plan and pricing strategy as necessary

03

REVIEW OFFER AND REACH AN AGREEMENT WITH BUYER

- Counsel you about various purchase options available, anticipating what the buyer may offer, formulating an appropriate strategy
- Buyer's real estate professional presents an offer
- Discuss and clarify proposed terms and conditions
- Negotiate best possible price with least number of concessions from you

04

THE ESCROW

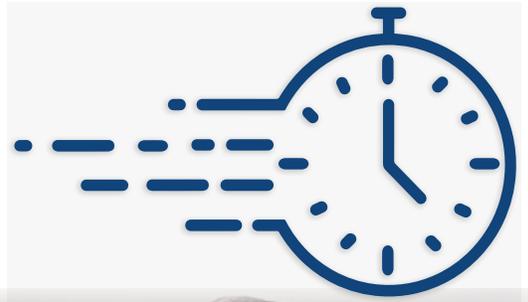
- Choose an escrow company based on special requirements of transaction
- Tend to all contractual details to ensure timeliness and accuracy
- Conduct inspections, title search and remove any contingencies
- Follow-up on loan origination, appraisal, loan funding, and payment to the seller
- Conduct buyer's final walk-through on the property

05

CLOSING PROCESS

- Review details of the transaction for consistency with sales contract
- Verify loan approval and balance of funds from buyer
- Recording of title and deed
- Communicate successful closing and confirmation of recording of deed to all parties
- Seller relocates and buyer takes possession of property

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IT'S ABOUT SO MUCH MORE THAN THE SALE...

I greatly value the relationships I have developed with my clients over the years. Assisting people in selling their long held family home requires patience, understanding, and can sometimes involve extended family members as well. It is not just a transaction, it is a personal life changing experience. The letters I have received tell their stories best....



"Linda is the most professional and hard-working real estate agent I know. She's handled several transactions for us and all were handled perfectly. We recommend her to all our friends."

-Bill & Jane Becher

"When we started looking for an agent to represent us in the sale of one property, and the purchase of another, we were hoping to find someone who is knowledgeable, professional, attentive and easy to work with. With Linda we found all of that, and we also found a new friend. She cares about her clients at a very personal level and that attitude comes through in everything she does."

-Sandy & Scott Jacobs

"Linda Archie has proven herself to be a remarkable, responsible and extremely confident woman. Linda handles her real estate tasks and community service tasks with ease. Linda's helpful design and decorating ideas helped to sell our home in two days! In the past three years Linda has become a liaison for us in the real estate industry and an advocate for us baby boomers, a group she is genuinely involved with."

-Bob and Sherry Pinchak

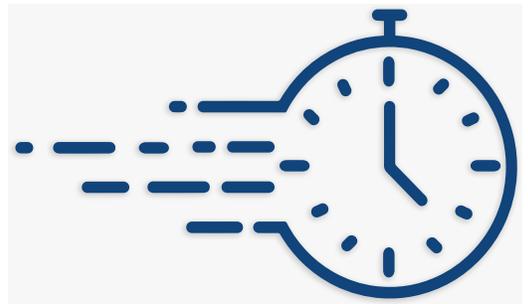
"We wanted to reduce the size of our home and large property, to allow more free time for travel, etc. Linda marketed our home and sold it. She worked hard to help us purchase and move into our dream home in the location of our choice. We are very happy in our new home, thank you!"

-Donald & Lynne Keim

"Linda did a fantastic job! She listed and sold my home in one day. Linda priced and marketed my home perfectly. Linda went above and beyond assisting me with every aspect of the sale of my home. She was always available when I needed something. Linda had great referrals for a variety of services, which helped make the move so much easier. I could not have made this transition without her!"

-Sharon Clary

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5 WAYS TO DECLUTTER BEFORE LISTING THE FAMILY HOUSE



1. Toss The Trash

We often become “clutter blind” to things that collect in our homes. If you have mail waiting to be sorted, handled, and discarded, magazines and newspapers you intended to read (but probably won’t), and things that need to be recycled, donated, or thrown away, do that now. Go through every room in your house with a garbage bag and a donation bag. (Be sure to shred any sensitive documents so this information doesn’t fall into the wrong hands!)



2. Pare Down Furniture

If you have rooms overstuffed with furniture they’ll appear too small and unwelcoming to potential buyers. Eliminate all unessential furniture and any upholstered items that are threadbare or excessively worn. It’s better to have less and use your best pieces to stage your home.



3. Depersonalize

Your home probably contains your favorite collections, cherished photographs, children’s artwork, postcards, and memorabilia. These items should be placed in specially marked boxes and tucked away for your move or to give to family members. This will help potential buyers imagine how the home will look with their items.



4. Clear the Surfaces

Look at every flat surface in your home. Things tend to collect on countertops, tables, and shelves, making a home look crowded and giving buyers the impression there’s no room for their life to unfold in this space. If a surface has more than a single decorative item (or a related grouping of three things), it’s too “busy” to be inviting to a potential buyer.



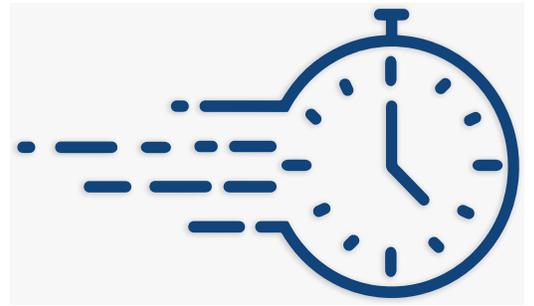
5. Unstuff the Closets

Before listing your home, every closet should appear spacious and airy. Crowded closets look too small to use.

In bedrooms, remove everything except for the in-season clothes you often wear and enjoy most. Everything else should be packed up or donated. Linen closets should be organized with a maximum of two fresh changes of sheets and pillowcases for each bed. Keep only your nicest towels and washcloths. Retire the ratty ones to the rag box.

The hall closet should hold jackets and coats for the current season and have enough room to accept visitors’™ coats.

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Call me for "Pet's Sake"!

I am an agent that's sensitive to you
and your pets needs!

Moving with Pets



Selling a home is cited as one of life's most stressful events. Often overlooked is the stress a move can cause pets. Not only can pets endure significant stress but many homesellers become stressed regarding how to maximize the sale of their home while maximizing the stress on their beloved pets.

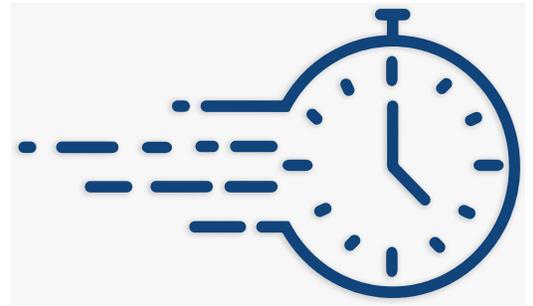
HELP EASE THE TRANSITION FOR YOUR PET

- + Make sure you're aware of pet guidelines for places like condominiums or townhouse communities before deciding where to move (i.e. certain dog breeds not allowed).
 - + Learn the local leash and cleanup laws before deciding on a new neighborhood.
 - + If possible, bring your dog to the new area before you move to help them prepare for the relocation.
 - + Identify a new veterinarian before moving.
 - + Ensure all pet identification tags are current with your cell phone number.
 - + Consider a microchip to locate your dog or cat if they get lost.
 - + On moving day provide all necessities for your pet inside their crate and place a "do not let out" sign on it. Both cats and dogs can be overwhelmed and depressed transitioning to a new environment, as well as encountering movers and other strangers coming and going all day.
 - + Pet proof your new home.
 - + Consider only opening one section of your new home at a time to your pets so they do not feel overwhelmed in their new environment.
 - + Try to keep the same routines, such as what time you walk your dog or feed your cat.
-

PET/AGENT RELATIONSHIP

Regardless of your pet or breed, you should not hire a real estate agent unless you determine that the prospective agent is comfortable around your pets. Although it is widely known within real estate circles that many buyers have discomfort—even an aversion to being around pets—it is also true that an agent who dislikes pets can limit their desire to show your home. A real estate professional who is uncomfortable around your pets as evidenced by either their words or body language, should not be the person you rely upon to maximize showings and results.

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Moving with Children



While moving can be stressful for adults, the corresponding anxiety it can cause children, is often even more pervasive and lingering. In many cases, the stress children experience from leaving behind friends and favorite places far eclipses the anxiety over leaving their physical home for another. Here are some tips to help ease the transition for your children. For more information and tips on moving with children, ask your Berkshire Hathaway HomeServices network Real Estate Trusted Advisor.

HELP EASE THE TRANSITION FOR YOUR CHILDREN

PREPARING YOURSELF AND YOUR CHILDREN

By properly preparing for your move, you can reduce the stress for your children (and thus yourself) by developing a plan of:

- + When to tell your children
- + How to tell them
- + How to select the right town, city or neighborhood based upon your needs and interests
- + When to pack
- + When to declutter
- + When to move out
- + When to move in

DECIDING WHETHER RENTING OR OWNING IS BEST FOR YOUR CHILDREN'S DEVELOPMENT

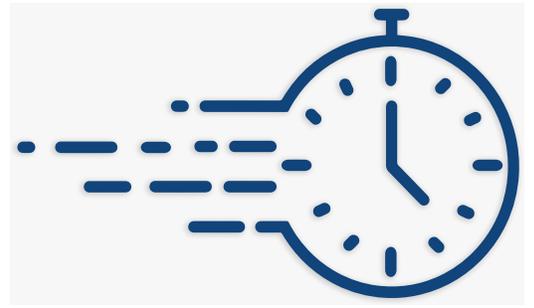
While numerous studies assert owning a home provides a developmental advantage for children, other studies claim the overall stability of the family and neighborhood weigh more heavily.

INVOLVE YOUR CHILDREN IN THE RELOCATING PROCESS

During the town/home selection process consider:

- + Giving assignments to your children such as, researching towns, schools, recreational activities and homes (establish price range), but only if you are confident your children will be able to accept your final decision on where you will move.
- + Assigning each child the responsibility of preparing their individual room for the move.
- + Asking your children to research the services and recreational activities that are important to them.
- + Planning with your children how to best manage saying goodbye to friends and establishing an ongoing communication plan with them.
- + Organizing some of their favorite activities before you leave and researching how these favorite activities can be continued in the next town or city.

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TIPS FOR PACKING LIKE A PRO

1. Develop a master “to do” list so you won’t forget something critical.
2. Sort and get rid of things you no longer want or need. Have a garage sale, donate to a charity, or recycle.
3. Pack like items together. Put toys with toys, kitchen utensils with kitchen utensils.
4. Decide what if anything you plan to move yourself. Precious items, such as family photos, valuable breakables, or must-haves during the move, should probably stay with you.
5. Put heavy items in small boxes so they’re easier to lift. Keep weight under 50 lbs. if possible.
6. Wrap every fragile item separately and pad bottom and sides of boxes.
7. Label every box on all sides. You never know how they’ll be stacked and you don’t want to have to move other boxes aside to find out what’s there.
8. Keep your moving documents together, including phone numbers, driver’s name, and van number. Also keep your address book handy.
9. Inspect each box and all furniture for damage as soon as it arrives.
10. Remember, most movers won’t take plants.

RECOMMENDED SERVICE PROVIDERS



BBQ GRILL CLEANING & REPAIR

*** Filthy Grill, Inc.**

Karen Hudgins
805-498-8021

CARPET CLEANING

*** Charm Carpet**

Isidro Perez
805-504-5780

***Anderson Carpet Cleaning**

805-286-2186

CONTRACTORS

*** Ramsay Devereaux**

805-527-3295

*** Eileen Gould**

818-706-8825

***Joseph M. Focil**

818-472-0602

ESTATE PLANNING

***Robert Triplett**

805-496-4681

ESTATE SALES

***Heritage Estate Sales**

John Williams - 818-903-3118

*** CARES Estate Services**

Dana Ehrman - 310-736-5896

MORTGAGE LENDERS

*** Westone Capital**

Steve Minor
805-523 8760

ELECTRICIAN

*** Bill Case**

805-443-2014

***Randy Deckers**

Randy Deckers Electrical

FLOORING

*** 101 Flooring**

805-306-8812

***Inner Space Interiors**

818-631-9102

GARDENERS/LAWNCARE

***Rogelio's Garden**

805-910-5021

***Jose Becerra**

Gardener/Fertile Soil
(805) 300-3910

***Del Sol Landscape**

Alex Hernandez
805-216-6238

HANDY MAN SERVICE

***Al Collins Handyman**

818-517-0236

HAULING/TRASH REMOVAL

***Haul 4 Me**

Richard Jock
805-870-2388

***Mike's Moving Solutions**

818-999-6453

HEATING & AIR CONDITIONING

***Conejo Valley Heat & Air**

805-499 -0448

***Steve Spencer Heat & Air**

805-499 -3353

***Ron Skare - Aireserv**

805-482-1196

HOME STAGING

***Staging Elegance: 805-910-0517**

***Ventura Art Hanging**

Ryan Haslam - 805-889-7057

MOVERS

***Stratton & Sons Moving**

888-335-4393

***Best Move**

Lyn Steven Maher
805-375-0765

***Encore - Senior Move Specialist**

Peter Gal
805-624-5549

***BD Deliveries**

805-990-7231

PAINTERS

***Gilberto Ruiz Painting**

818- 343-0942

***Gustavo Juarez**

805-258-6150

***Yong Kim**

213-761-2917

PLUMBING

***Shapiro & Sons Plumbing**

818-968-9511

***Done Right Plumbing**

Raymond Anderson
805-551-8565

ROOFING

***Alliance Roong**

Art Fernandez
805-216-1878

***Garcia Roofing**

805-415-6027

SPRINKLER SERVICE

***Ever-Greeg Sprinklers**

Aaron Anderson
805-390-7437

TERMITE

***Zwaag Termite Control**

805-526-7040

***The Termite Guy**

805-480-3648

TREE SERVICE

***Gold Coast Tree Service**

805-578-6500

SOME OF MY SUCCESSFUL 2020 | 2021 HOMESALES

SOLD



2294 RAMBLING ROSE DRIVE,
CAMARILLO

5 Beds | 5 Baths | 5369 Sqft

Stunning Pinnacle estate elegantly finished, upgraded, immaculate Santa Barbara model that is unrivaled for its' ultimate and sought-after open floor plan. The exquisite decor will take your breath away the moment you enter this exceptionally beautiful turn-key home.

SOLD



2245 HIGHGATE RD.,
WESTLAKE VILLAGE

5 Beds | 3 Baths | 2,808 Sqft

Wonderful 5 bedroom and 3 full bath home located in the sought after Southshore Hills community. A rare find offering the distinctive lifestyle that Westlake Village has to offer.

SOLD



2333 CHAPEL DRIVE,
CAMARILLO

4 Beds | 3 Baths | 1,581 Sqft

Impressive designer beautiful Mission Walk Camarillo townhome with Spanish courtyard setting, located steps away from Camarillo's historic Old Town shops and restaurants.

SOME OF MY SUCCESSFUL 2020 | 2021 HOMESALES

SOLD



21556 MAYAN DR.,
CHATSWORTH

2 Beds | 2 Baths | 1,190 Sqft

Don't miss out on this amazing opportunity to own this fabulous rare Twin Lakes privately gated view home. This sought-after rural community is a treasure offering the peace & serenity of being away from it all, and the convenience of city and amenities so close.

SOLD



5109 CAMINITO LUISA,
CAMARILLO

5 Beds | 3 Baths | 3,113 Sqft

Take a look at one of the largest homes located in the desirable San Simeon Creekside community in Mission Oaks. This home has been meticulously kept up by the owners.

SOLD



870 CALLE COMPO,
THOUSAND OAKS

4 Beds | 6 Baths | 5,121 Sqft

Lynn Ranch Estate with outstanding panoramic mountain views! This unique home is situated on over an acre lot, is zoned for horses, has a sparkling pebble tech salt-water pool, a sport court, an oversized 1600 sq ft. Trex deck, and is a true entertainer's dream.