

HELPING YOU DOWNSIZE WITH MY

Happy Home System



BRIDGET
Blonde
REAL ESTATE AGENT

*Meeting your needs
calmly and
efficiently.*



You were so proud when you could buy such a beautiful family home. You've loved it here. You see memories around every corner of the years you lived here and raised your family.

But the kids are gone now and it's so empty and lonely. You wander through the empty rooms and it makes you miss your kids. It was never so quiet when your kids were living at home. The silence makes the loneliness and missing them worse!

There are so many rooms that don't even get used anymore, so much wasted space. Except...you still have to clean, heat, cool, and maintain those rooms, what a waste of time and money!

Did it always take you this long to clean this house and take care of this yard? It never seemed this exhausting before. Of course, you had the kids to help with some of it and you were a bit...younger then! And these stairs, were they always so hard to climb?? Taking care of this house and yard is getting harder every year and you're tired of it. And tired.

All the expenses of your large house are taking up most of your income. And cutting into your travel fund. Even if you could afford to travel, you would need to have someone take care of the house when you're gone! You don't want to ask the kids, they have enough going on in their own lives. So, you'll have to find a house sitter you can trust, and afford.

HAPPY HOME System

You know that moving to a smaller, low-maintenance, one-level house is the best plan but, how can you leave your long-time home?

Your head tells you to go but, your heart tells you to stay.

And what will the kids think if you sell the house they grew up in? You are afraid to tell them what you are planning.

You have looked at a lot of houses but you haven't been able to pull the trigger on one yet. You can't make the leap even when your agent finds one that suits all your criteria.

The thing is, it's not getting any easier to keep up with your house as you age. You don't have the energy you used to and all the work affects your health. If it gets rundown it will lose value. And paying someone else to do all this maintenance for you is costing a pretty penny. Plus, you worry about leaving a big house full of stuff for your kids to deal with when you're gone.

Besides, you've talked to friends who have downsized. You've seen how much freedom they have. You've run the budget and know how much more disposable income you'll have once you downsize.

This decision is taking over your thoughts and your ability to focus on other things. You are missing sleep due to worry. You are becoming overwhelmed with trying to make this decision. And the current real estate market is also causing frustration - it's so different now!

**You know this is the right decision.
You just don't know how to make it
happen!**



**If you can relate, you're not alone!
That's exactly why I created my 5-
step Happy Home System. It's
designed to help empty nesters
downsize with a minimum of
stress. Keep reading to see how it
works.**

My HAPPY HOME SYSTEM



1 Initial Meeting

First things first, you'll play real estate agent and show me around your house. I'll recommend any changes you could make before listing to get the most money for your home. Don't be afraid to let me know how you feel about my suggestions!

Then you'll tell me what you are looking for in your next house and neighbourhood. We'll chat about what you can expect moving forward and how you prefer to handle communication. Before I leave I'll answer any questions you have.

After our first meeting, I'll dive deep and do some market research. Once I have all the market information I need, I'll give you a price estimate for your place. I'll also show you examples of homes for sale that might be what you are looking for. We'll also have some paperwork to complete that I'll guide you through.

We do these steps first because to move forward as smoothly as possible, we need to get to know each other a bit! I need to know everything I can to ensure your next home is happy. You need to have all your questions answered. Then we'll have everything we need to create a plan together!

2 Selling Your Place

I'll handle the prep and marketing material. Prep often includes staging and if the job is small, I do it myself. If it is a bigger job, I hire professional stagers. In our brokerage, we have an expert real estate photographer/videographer. I'll have him capture your home in all its beauty. I stay with any service providers that come to your house. Once your house is ready, it will go on the market!

I check in with you daily to weekly depending on the amount of activity and your preference. It's best you are not home during any showings and that you are as flexible as you can be with showing times. I'll share all the feedback I get with you - unless you don't want to hear it. When you get an offer, I'll present it to you, explain all your options, and help you act on it.

3 Buying Your Next Home

You'll get emails with pre-screened homes fitting your wish list. We'll check out the ones you're interested in. I'll ask for your feedback often and use it to adjust your search criteria. We'll discuss comparable sales, neighbourhoods, and the pros & cons of each property.

When you want to make an offer I make sure you understand what you're doing. Then I get to work to get your offer accepted with terms that are agreeable to you.

In most circumstances, this step will start after Step 2. But, in a seller's market, I recommend buying before selling.



4 The In-between time

I keep track of any conditions and make sure we get the paperwork done in time. I'll send you my "Next Step" emails to track all the little tasks that happen before moving day. If you need any local contractors, I can give you recommendations.

I donate 5% of all commissions I earn to a local charity so, we'll discuss your choice of charity during this period.

After the deals have been firmed up on your current home and your new home, we are just waiting for closing day. This is a good time for me to help you organize your move.



5 Closing day and beyond

We'll do the last walkthrough of your new house as close as we can to the closing date. This gives us as much information as possible about the condition of your new home on closing day. I review how closing day will look for you. I check in during closing day to ensure everything goes well.

I'll follow up with you a week later for any outstanding issues. And you can start enjoying your new place!

It's time to celebrate!

You're beginning to settle into your new home. You might start to find things you forgot to ask or wish you knew. You may need a recommendation for a contractor or a painter. That's what I'm here for, as long as you need me. Even if it's years later. We were in this together and I care about your happiness. Now go and enjoy your new home!

And what exactly does that look like? It looks like freedom!

- More time to find and enjoy hobbies
- More time with each other
- Less time doing house and yard work
- Lower utility bills
- More disposable income for fun
- More trips with friends
- Locking the door and going south for 3 months in the winter
- A tiny yard you can easily maintain OR pay someone to do for a lot less
- No more aching back and sore knees from cleaning and yard work!
- Less stress knowing you cleared out years of storage when you moved

In their words...

Check out what some people who have worked with me have to say

"Bridget was awesome to work with, she was very professional, and accommodating and got the job done. We made 1 phone call and didn't have to do anything else. If you are looking for a realtor I highly recommend Bridget! Thanks for making our real estate sale so easy" Pam R.

CLIENT SATISFACTION

"Working with Bridget was an absolute delight. She is very knowledgeable and professional. She treats her clients like family including the four-legged ones. Our dog is usually timid and shy but with Bridget, he liked her right away. Bridget listened to what we were looking for in a new home and found exactly that. We also never felt any pressure when she was selling our larger home.

We definitely recommend Bridget!"

Bev & Wayne P

"Bridget was an absolute pleasure to work with. She helped me with the sale of my first home and she exceeded all expectations. She is extremely knowledgeable, diligent, thoughtful and personable. She made a daunting and stressful process anything but. Her advice was sage and her work ethic was exemplary. She is extremely professional yet still manages to make you feel like a family member. The sale of my home was seamless and I could not thank her enough. I would recommend Bridget in a heartbeat to anyone looking for a realtor in the Chatham-Kent area."

Sarah B.

"Bridget was the best!! She was thorough and professional to deal with. We were looking for a very specific area to buy, and she kept us updated on available properties. She was very knowledgeable and responsive on the properties she showed us, and if she didn't know the answer, she found out. We were very fortunate to work with Bridget to find the perfect home for us!"

Steve W.

My STORY

From nurse to realtor...how the heck did that happen?



When I was 19 years old I entered nursing school on a bit of a whim after being completely bored in a business program. It turned out to be the perfect fit for me and I went on to have a 25-year career as a nurse. I loved my jobs, especially those in which I worked with children and their families. Nursing allowed me to work part-time while I was raising my own children, a choice I made that I will never regret.

But, I spent my last 12 years as a nurse doing a job in a national government organization. This left me feeling very disconnected from my local community and finally, burnt out.

Because my family moved often and I had owned several homes myself, I had experience with real estate. I have always enjoyed home shopping. Even though I thought about real estate as a career over the years, I never believed that I could make it MY career. But, now that our kids were living independently, our financial responsibilities had changed. I knew I still had up to 20 years of work life before retirement. I also knew I couldn't continue on in my government career that long. It felt like the time to take a big leap and try my hand at real estate.

While continuing on in my nursing job, I began my real estate education, studying after work. My partner was very supportive which was a key to my success.

I connected with a brokerage that has a real family feeling and community presence. This was what I was looking for! Once I completed the courses and was licensed as a realtor, I jumped in and got started. I had a fabulous mentor and lots of opportunities to learn from other agents too.

I worked in real estate part-time while I kept my nursing job for the first year. But once I started full-time real estate, I never looked back. I was so much happier and more engaged that it was an easy decision.

I'm so pleased and grateful every time I get to be part of someone's moving journey. I start each day happy, motivated, and looking forward to getting to work for my clients! Since I'm at that empty nester part of my life right now, I particularly relate to clients in a similar situation. Life is a little different than it once was and I am focused on guiding and helping these clients during this stressful time. My aim is to reduce that stress as much as possible using my **Happy Home System**.

If you're ready to take the next step, reach out to me using one of the options below and we'll chat.

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