



# Selling Your Home Pre-Listing Presentation



## Corinne M. Spada



Realtor-Associate,  
ABR, e-PRO, SRS, PSA

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[www.SpadaSellsTheShore.com](http://www.SpadaSellsTheShore.com)



**Experience:** I have proven experience in marketing and selling properties fast and getting my clients top dollar! I also have a strong background in business, including marketing, client interaction, internet skills, as well as being extremely organized. I also have experience with home staging and landscape design, in order to better market your home. I will always give you my full attention and together we will accomplish your real estate goals. I believe honesty, integrity, and respect are key elements to any relationship, whether it be business or personal.

**Education:** I have a Bachelor's Degree from Louisiana State University (LSU) in Business Law. I have an A.A.S. Degree from State University of New York in Liberal Arts. I have also completed the NJ Real Estate Licensing Course and have earned my NJ Real Estate License. I am also a certified e-PRO, ABR, PSA, and SRS (Sellers Representative Specialist) through the National Association of Realtors.

**Community:** I'm involved with volunteering at several animal shelters. I've also been helping those who lost their homes from Hurricane Sandy by being involved in several projects, including "Restore the Shore".

**Personal:** My husband, daughter and I have lived in the area for over 23 years. I'm originally from Upstate NY. In my spare time, I enjoy cooking, gardening, spending time with the family and pets, travel, and going to the beach/boardwalk.

# ROOTED IN COMMUNITY



**CORINNE M. SPADA**  
CEO, THE SPADA REALTY GROUP

**B.A. DEGREE IN BUSINESS LAW**  
Louisiana State University (LSU)

**A.A.S. DEGREE – LIBERAL ARTS**  
State University of NY - Morrisville

**NJ REALTORS CIRCLE OF EXCELLENCE SALES  
AWARD**  
2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023

## Meet The Team

Having lived and worked in Monmouth County for over 23 years, we understand what makes our community and the people who call it home so special. From the summer seafood festivals at the Jersey Shore, to the “Zombie Walk” in Asbury Park. This area is a special place that we are proud to call home.

That’s what it takes to truly be a local real estate expert. Not just expertise in negotiation and marketing, but a love and understanding of our community and the people who live here. That’s just one reason to choose us to stand by your side – and it’s the foundation of everything we do. We treat our clients as family and will always call you back!

## A Simple Value Proposition

### **MORE MONEY**

By attracting the maximum amount of interested buyers, your property will sell for the highest marketable price possible.

### **LESS TIME**

Our marketing firepower will maximize your property's exposure to active buyers who want to know about your home.

### **LEAST AMOUNT OF HASSLE**

We will put our experience to work while navigating the complexities of the real estate transaction, making it a seamless experience for you.



**KRISTEN M. SPADA**  
REALTOR-ASSOCIATE, THE SPADA REALTY GROUP

**A.A.S. DEGREE - EDUCATION**  
Brookdale Community College

**B.A. DEGREE, SCIENCE**  
Georgian Court University





# Personal Recommendations



- Corinne was very knowledgeable and informative. Always responded quickly and professionally. I especially liked her plan of attack using multi media outlets and advertising , as well as her contacts and networking . Marketing techniques worked quickly ! We had several people interested and sold within 12 days after listing with Corinne . Overall a smooth and amiable process . She is honest, trustworthy , logical and professional and I would highly recommend Corinne to any homeowner thinking of selling their home . Glenn G., 9 Woodview Drive, Howell
- Corinne was professional and upbeat throughout the process. She said she would sell my home and she did. I would recommend her totally. Her greatest strength was her ability to get back to me when needed. She was always available. Her brokers open house was insightful and her open house she ran was 100% professional and productive. Jim B., 1 Bobby Jones Ct., Farmingdale
- When looking to buy a new home, it is a stressful experience. However, Corinne put ours minds at ease and displayed her masterful knowledge of not only the current inventory in the market but also her vast network of professionals which is truly unparalleled. It was such a relief finding our home and Corinne was an integral part of that search and guided us every step of the way. Her ability to respond immediately to any inquiry and true compassion for her clients is the defining factor you need when looking for an agent. We not only found an amazing real estate professional but also made a true friend. If you are looking for a home in NJ, do yourself a favor and contact Corinne immediately. Maria F., 1 Skylark, Jackson, NJ
- Corinne has been available 24/7 for me throughout the entire process. Anytime I had a question Corinne had the answer. Whenever I got nervous Corinne was able to call me down. If you're selling or buying a house I couldn't recommend a person more qualified than Corinne. Pete S., 27 Melissa Lane, Howell
- Corinne was an absolute pleasure to work with. She worked with us on our sell and helped us find our new home. She listened to our wishlist and quickly found several homes that met our needs, and our budget. Corinne was always easily available, she returned our calls very quickly and would always manage to put our minds at ease when a concern would arise. What impressed us most was the fact Corinne was sensitive to our schedule. It meant a lot to my husband and that we had someone so considerate of us. I cannot sing her praises enough, Corinne was absolutely wonderful! Karen and Rob R., Sold 4 Madigan La., Manalapan

**Please check out all my reviews on [Zillow.com](https://www.zillow.com)**



# The Bottom Line

Real estate is complicated.

**That's where I come in.**



It is currently a strong Seller's Market where homes are selling significantly above list price with multiple offers. I will advise you in navigating all your offers and advising you on all the terms. I am a full-service Realtor and will always be there 24/7 to walk you through the entire process. At the closing table, my goal is for you to feel that the experience of selling your home exceeded all your expectations, so throughout all of our interactions – from listing to closing – I will work hard to achieve that goal.

When you choose me as your partner, you are not just getting a trusted, respected agent – you are getting a local expert who is passionate about serving our community and those who call it home. We work with several preferred services such as attorneys, mortgage reps, contractors, insurance companies and more. This ensures our clients have the best and most knowledgeable team working on every aspect for a smooth transaction.



**Let's get started.**

# Custom Property Flyers

Presenting



17 JASON COURT, HOWELL

Welcome to Meadow Woods

Stunning Colonial situated on a cul-de-sac in highly desired Meadow Woods neighborhood. Home features premium lot backing to woods and features many upgrades including professional landscaping, Hardwood flooring downstairs, owner's Corner Fireplace (CFC), newer roof, Awned windows, partially finished basement and more. Home is largest model in Meadow Woods and features open two-story foyer, large Master Bedroom with ensuite and walk-in closet. Home also features cathedral ceiling, open concept and large rooms. Relax and entertain on your large deck backing to private woods.



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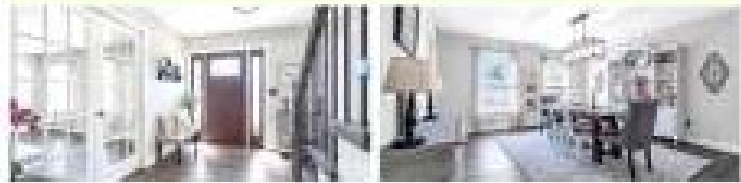
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Presenting

34 Friendship Dr., Howell



### ABOUT THE PROPERTY

Stunning 4 BR / 3 Bath 2,800 sq. ft. Colonial home is situated on almost 1.5 acres and features many upgrades including new baths, new luxury vinyl plank flooring, full finished basement, custom built-ins, French doors, hardwood in garage, fireplace, and more. Home features 6 rooms throughout and updated lighting. Home is close to shopping, restaurants, highways and more. Award-winning school system. Move-in ready!



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New Listing

8 Briarview Lane, Howell



Stunning 4 BR / 3 Bath Oak Glen Contemporary Style. Home features many upgrades including new HVAC, new flooring, new kitchen with quartz counter, in-ground pool, 3-Season room, and much more! Home is close to shopping, restaurants, highways and more. Award-winning school system. Move-in ready!



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Just LISTED



96 OLD BRIDGE DR HOWELL



- Basement
- 4 bedrooms
- 3 bathrooms
- Ceramic tile - hardscape
- 2 car garage

### UPDATES

Stunning 4 Bedroom 2.5 Bath single model in neighborhood home features many updates including new kitchen with quartz counters, custom hardwood flooring, recessed lighting, custom painting, new landscaping, new floors, newer HVAC and roof, stone ground pool and more.



Corinne Spada  
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# Listing Your Home With Corinne

*What Differentiates My Services from Others*



## Let's Get Your Home Sold

I offer the full, red-carpet service from start to finish. I will get your home sold quickly and for the highest profit. You will always get the following services, no matter how large or small the sale.



- ✚ **Personalized, 24/7 Service** – I ALWAYS answer your call. I pride myself on communication. I will answer any and ALL questions you may have and am always here for you.
- ✚ **Customized Marketing Campaigns Utilizing:**
  - Professional Photography with Virtual Tour and Property Website
  - Targeted Facebook/Instagram Paid Demographic Ads
  - Targeted SEO for maximum exposure
  - Reverse Prospecting to all agents
  - Custom Professional Flyers to display at home
  - Custom Home “Upgrades and Features” List to display at home
  - Just Listed/Sold Postcards to your neighborhood
  - Professional “For Sale” Listing Signs with White Colonial Post
  - New Lockboxes
- ✚ **Professional Negotiations** – I will negotiate the best price and terms for your property.
  - In a multiple offer situation, I will create an Offer Summary Report for each offer.
  - I will guide you and explain each offer’s terms in order to get the best possible offer for your home.
  - I will negotiate best price/terms on your behalf with the buyer’s agent.
  - I will assist in attorney review negotiations so I can get you under contract quickly.
  - I will negotiate home inspection repair requests with buyer’s agent
  - In the event of an underappraisal, I will negotiate best terms on your behalf. I always meet the appraiser at the property with the comps, in order to get the most accurate appraisal.
- ✚ I work closely with several professionals who can assist you better, including attorneys, mortgage reps., contractors, home inspectors and more.
- ✚ I will get you from **listing to closing** with the least amount of stress possible. I strive to have a smooth transaction for all parties from start to finish.



Thank you for taking the time to review our Preliminary Marketing Proposal. If you would like additional information, please contact us or visit us on the Web!

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*Corinne and Kristen Spada*