



SELLER'S GUIDE



Rhonda Ducre Flanagan
REALTOR®
Delegated Brokerage Supervisor



Rhonda Ducre Flanagan

REALTOR®

Flanagan First Realty

Cell Phone: 409.656.2688

Email: rhonda@flanagandfirstrealty.com

Website: flanagandfirstrealty.com

No matter what your situation, selling your home can be an emotional and taxing experience without an experienced, knowledgeable Realtor to help you navigate the process. An active member of the community for many years, Rhonda is a regarded listing agent with a proven track record of success. Rhonda's successful business was built on the foundations of integrity, knowledge and trust. These principles, combined with her tireless work ethic and passion for helping others, continue to produce optimal results. Committed, professional, and diligent are just a few of the characteristics that attribute to Rhonda's success as a listing agent.

Rhonda's knowledgeable of the latest market trends to keep sellers informed and ensure their home maintains a competitive position in the current market. Furthermore, Rhonda's meticulous attention to detail ensures that everything is done correctly and timely to avoid any unforeseen complications that may arise. Rhonda's knowledge adds immeasurable value in the pricing and marketing of listings. Using the latest technologies and social platforms to optimize visibility and reach more potential buyers.

In addition, Rhonda's effective pricing strategy positions the home to sell at the most profitable price, in the least amount of time. As an experienced listing agent, Rhonda is uniquely qualified to assist with the sale of any property.

FLANAGAN FIRST REALTY

Meet Our Team



L. Joshua Flanagan
REALTOR



Rhonda Ducre Flanagan
REALTOR
Designated Supervisor



Kierra Bridgewater-Flanagan
Transaction Coordinator



Lawrence Flanagan, Jr.
Broker/Owner

Rhonda's Earned Designations; to help you sell your home faster



Seller Representative Specialist:

I will guide you through each step of the selling process, navigate the paperwork so you can understand options and ramifications and find solutions to any potential obstacles.



Pricing Strategy Advisor Designation:

I have the skills and the tools to effectively and adequately determine the price of a home so that I can represent my buyer or sell clients with confidence.



Certified Home Marketing Specialist Certification:

I help seller clients stage their home. Showing them the importance and techniques of preparing their home for the market.



Accredited Buyer's Representative Designation:

I focus on the specifications of what buyers are looking for in a home negotiate solutions to problems to the benefit of the buyer. As an ABR certified Realtor I have extra training that qualifies me to specifically help buyers and is committed to the industry, not just adding up sales.

WHAT YOU CAN EXPECT WHEN WORKING WITH RHONDA FLANAGAN & FLANAGAN FIRST REALTY

- ✔ When you choose me to represent you, you receive professional guidance, consistent communication and the support of an entire brokerage team from the listing appointment through closing.
- ✔ A dedicated listing agent and primary point of contact
- ✔ I will personally guide you through the selling process, answer your questions and keep you informed every step of the way.
- ✔ Specialized seller representation
- ✔ As a Seller Representative Specialist, I have completed additional training focused on pricing, marketing, negotiating and protecting the interests of sellers.
- ✔ Professional home-marketing guidance
- ✔ As a Certified Home Marketing Specialist, I will help you identify the strongest features of your property and recommend ways to prepare and present it to buyers.
- ✔ Preparation specific to your property
- ✔ I research the property, local market, tax districts, ownership records and any special requirements that may affect the sale.
- ✔ Full brokerage support
- ✔ Although I will remain your primary contact, your listing will also have the support of our designated broker, licensed agent and transaction coordination team.
- ✔ Honest pricing guidance
- ✔ I will provide a comparative market analysis and explain the market data supporting the recommended listing-price range. My goal is not simply to suggest the highest price, but to help you choose a price that attracts qualified buyers and protects your equity.
- ✔ A clear marketing plan
- ✔ Your property will receive more than an MLS entry and a yard sign. Marketing may include professional photography, property video, social-media promotion, online exposure, agent outreach, email & text marketing and continued property-feature posts.
- ✔ Professional property presentation
- ✔ I will help ensure that the property description, photographs, features and improvements are presented accurately and professionally.

- ✔ Showing coordination and feedback
- ✔ I will coordinate showing requests, follow up with agents and share meaningful buyer feedback with you.
- ✔ Consistent communication
- ✔ You will receive updates regarding showings, marketing activity, buyer interest, market changes and recommended next steps. You will not be left wondering what is happening with your listing.
- ✔ Careful review of every offer
- ✔ I will help you evaluate more than the offered price. We will review the buyer's financing, earnest money, option period, contingencies, appraisal concerns, closing date and ability to complete the purchase.
- ✔ Estimated proceeds before you make decisions
- ✔ When an offer is received, I will help you review an estimated seller net sheet so you can better understand your expected proceeds.
- ✔ Strong negotiation and representation
- ✔ I will communicate your instructions, negotiate on your behalf and work to protect your interests throughout the transaction.
- ✔ Contract and deadline management
- ✔ I will help monitor important dates involving earnest money, inspections, repairs, financing, appraisal, title and closing.
- ✔ Guidance from contract to closing
- ✔ I will remain involved throughout the transaction, communicate with the cooperating agent and title company, and help prepare you for the final walkthrough and closing.
- ✔ Experience, honesty and personal attention

I have represented more than 60 real estate clients and understand the importance of providing clear explanations, dependable service and professional care.

PROFESSIONAL GUIDANCE. HONEST ADVICE. REAL RESULTS.

Rhonda Ducre Flanagan, REALTOR®
Flanagan First Realty

ESTABLISH A PRICE

Listing Price

Setting a reasonable listing price is one of the most important aspects in the entire home selling process. If you list too high, you might not get any offers and it can take you a while to sell your home.

Alternatively, if you price too low, you might be missing out on a greater return on your investment.



PREPARE YOUR HOME

Be sure to put away any personal photographs, memorabilia, and artifacts as it will look like clutter to a potential buyer. You can replace photos with wall art.



HOME STAGING TIPS

- The way you style your home can be a make it or break it point for a potential buyer. They have to be able to picture themselves living in your space, so be mindful of what you leave visible to viewers.
- There will be professional photos taken as these determine the first impression the potential buyer will have of your house.

OUTSIDE THE HOME



- **Take care of the landscaping (i.e.: cut the grass, water the flowers, trim the trees and bushes)**
- **Remove weeds**
- **Repaint or re-stain any porches, entry ways, and doorways**
- **Fill in any cracks in the driveway, sidewalks and foundation**
- **Clean out the gutters of any leaves or twigs**
- **Test all lighting fixtures and motion sensors**



INSIDE THE HOME

- Remove and replace any personal artifacts
- Find arrangements for pets and children, and remove toys and clutter from main spaces
- Make sure that walkways are clear

HOME SELLER'S ROADMAP

- 01 Find Agent
✓ Found - Rhonda Flanagan
- 02 Pricing
- 03 Staging
- 04 Marketing
- 05 Listing



HOME SELLER'S ROADMAP





Client Reviews

What My Clients Had to Say...

It was such a pleasure working with Rhonda and the Flanagan team! From the first initial contact, until closing, Rhonda kept me informed constantly via text/email.

She got my property sold faster than I expected and for a price higher than I had anticipated. She is the ultimate professional, while also feeling like a friend who has your best interest at heart. She made the whole selling process easy, seamless, and stress-free for me. I would recommend her to anyone that is needing to sell or buy a home.

- Lily Hancock



Choosing a realtor is not an easy thing to do. We met Rhonda at a community mixer we attended and she gave us her info, I think it was 4 years ago. My wife and I wavered back and forth about selling our home and moving, but Rhonda was patient and gave us our space which was appreciated. After finally deciding to make that step we contacted Rhonda who was ready to move forward. The process was tedious, but Rhonda kept us motivated and assured. We searched high and low for a home some were good but not what we wanted. Rhonda was very patient, and finally, we found a new build that we just had to have. Throughout the process, Rhonda was always smiling and laughing which took away our nervousness. We're very thankful for Rhonda who helped us find our forever home. Celebrating the holidays in our home has been great and we owe it all to Rhonda and Connect Realty.

Thanks for all you've done.

Shonda & Terry Roy



We contacted Rhonda about selling our home. She guided us through the process with patience and professional directions. After listing our home with her we received an offer acceptable to us the first week.

She helped us to navigate through the sale process with ease.

I highly recommend her if you are looking for a realtor.

~Mr. & Mrs. Booker



Client Reviews

In getting to work with and know Rhonda Flanagan as my realtor, selling my home became less a major task and more of an informed and entrusted partnership. Rhonda knows her business, is respectful and exhibited integrity all along the journey!

It is my honor to recommend Rhonda Flanagan (and her team) to anyone looking for or selling a home. She will be your advocate as you navigate through to your goal.

Sincerely,
Jeannie Rhodes

We contacted Rhonda about selling our home. She guided us through the process with patience and professional directions. After listing our home with her we received an offer acceptable to us the first week. She helped us to navigate through the sale process with ease. I highly recommend her if you are looking for a realtor.

~Kirk & Glenda Booker

When my husband and I began the journey of selling our home and building a new one, the only realtor we wanted to work with was Rhonda Flanagan. It was indeed the best decision that we made for ourselves.

From our first meeting until our final transaction, Rhonda and Lawrence were kind, professional, knowledgeable, easy to reach for any questions we had, but most importantly they built a relationship with us. It was evident that they enjoyed what they were doing, and we were ecstatic to be around such positive people who could also get the job done. Rhonda explained everything thoroughly and made sure we understood the entire process.

As we began the process of vetting builders, Rhonda did not allow the sales consultants to pressure us into accepting things we did not want or need. She helped to guide us through this uncharted territory with ease. We are now enjoying our beautiful new home because of the love and dedication that Rhonda puts into her clients. It has been a blessing to work with Rhonda.

I have been telling everyone what a phenomenal person and realtor Rhonda is. If you have any real estate needs, please go directly to Flanagan Real Estate Team. You'll be glad you did. Get you a "win win" with Flanagan!

Cedric & Felicia Runnels



Client Reviews

"She is very resilient. One of the best realtors me and husband has ever met. I would recommend her services to anyone!! Very knowledgeable and really has the client in her best interest."

~Consweylus Bridgewater

Working with Miss Rhonda was absolutely the best first experience I could ask for. From the patients and understanding to making sure I understand everything. Constant communication through the day, night, weekend, keeping me posting on anything that was going on. Wasn't just trying to sale me a house, but actually find me a home for me and my kids.

Couldn't have asked for a better realtor.

~Joshua Semien

Rhonda Flanagan is a great realtor and has superb knowledge of the Beaumont area that made choosing the right home in the perfect neighborhood for our family a breeze. Rhonda was patient and very responsive to our questions. I would always recommend Rhonda and the Flanagan Team for anyone searching for their perfect home. Rhonda and her team made the entire home buying experience stress free. Rhonda helped our relocating from Pittsburgh to back to Texas awesome!

~Nathan Woolridge





City of Beaumont

June 17, 2021

TO WHOM IT MAY CONCERN:

Rhonda Flanagan is a phenomenal person, and I highly recommend and support any endeavor she encounters.

Mrs. Flanagan is trustworthy, honest, and one of the most hard-working people I know.

She is the definition of "HARD WORK," and she will fulfill your real estate needs!

Sincerely,

Albert "A.J." Turner
Councilmember-at-large



Lawrence Flanagan, Jr.
Broker - Owner

Rhonda Ducre Flanagan, REALTOR®
Brokerage Delegated Supervisor

Visit Our Website:
FlanaganFirstRealty.com



**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND
CHECK THE STATUS OF A LICENSE HOLDER AT
WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.**

**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**