

# BEFORE YOU ASSUME YOU HAVE TO SELL, YOU MIGHT JUST NEED A CALM HOME RESET.

DECLUTTER YOUR HOME  
WITHOUT LOSING A WEEKEND

No judgment. No perfection. Just clarity.



## **MINDSET SHIFT**

Decluttering isn't about having less.

It's about making space for how you live now. Your home should work for you - not quietly overwhelm you.

Hi, I'm Molly.

I'm a Realtor, a mom, and someone who believes that when your home feels calmer, everything else gets easier too.

Before you assume you need to sell, move, or make a big change, sometimes what you really need is a reset. A little breathing room. A clearer picture of what's working and what isn't.

My approach is honest, grounded, and no-pressure. I help people slow down, cut through the noise, and make thoughtful decisions about their homes - whether that means staying put, selling later, or simply creating a space that supports real life right now.

This guide is here to help you find that calm first.

*Molly*





## QUICK SELF-CHECK

If any of these feel familiar, start here:

- ✓ You have a catch-all room
- ✓ Your garage doesn't fit a car
- ✓ Flat surfaces never stay clear
- ✓ You buy duplicates because you can't find what you own
- ✓ The thought of moving feels exhausting  
Your home doesn't feel like a reset anymore

You're not behind.  
Life just happened.

## THE APPROACH

You don't declutter your whole house.

You choose:

- One room
- One closet
- One drawer

Set a 20–30 minute timer.

Stop when it ends.

Progress builds momentum.



## THE 4-PILE RESET

Label four bags or piles:

### Keep

I use this and  
love it

### Donate

Someone else  
will benefit

### Release

Broken, expired,  
or no longer  
serving you

### Store

Seasonal or  
truly needed  
later

**Rule of thumb:** If you forgot you owned it and haven't used it in a year, it's probably not essential.

## WHERE TO START

High-Impact Starter Spaces

- ✓ Entryway or drop zone
- ✓ Kitchen counters
- ✓ Bathroom vanity
- ✓ Coat closet
- ✓ Nightstand or junk drawer
- ✓ Pantry Cabinet

*Small spaces = fast wins.*

## KIDS & PETS – LIFE HAPPENS

For homes with kids & pets:

- Declutter in zones, not entire rooms
- Keep toys and pet items visible but intentional
- Choose systems that reset easily
- Calm beats perfect every time

*Your home can be lived-in and peaceful.*

# MOLLY SMITH

## SENIOR PARTNER | REAL ESTATE ADVISOR

### WHY HIRE ME?

Because your home isn't just a listing – and you'll never be just another sale.

Most agents focus on what you hope your home will sell for.

I focus on what it's truly worth and how to protect the money attached to it.

This isn't just a transaction.

It's college funds, retirement plans, fresh starts, and stability.

I don't build strategies for volume.

I build them for real lives and real outcomes. You don't just list with me.

You move forward with clarity, confidence, and protection.



### WHO I WORK WITH

On any given week, I may be helping:

- First-time buyers
- Growing families moving up
- Retirees downsizing
- Local business owners and investors
- High-profile clients who value privacy
- The “millionaire next door” – thoughtful, strategic families

Different lives.

Different needs.

Same level of care.

### WHAT MAKES MY APPROACH DIFFERENT?

You are never rushed.

You are never pushed.

You are never left guessing.

Before you move, you understand the plan.

Before you decide, you know your options.

And before you sign, you know exactly what you're protecting.

You don't move faster –  
you move smarter.

### PROPERTY TYPES & EXPERTISE

- Single-family homes
- Condominiums
- Multi-family investment properties

I understand lifestyle transitions, generational moves, and income-producing strategy – not just sales



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## LOCAL MARKET EXPERTISE

My market knowledge is deep and personal.  
I specialize in:

- Seacoast Massachusetts & New Hampshire
- Southern NH
- Northern MA
- Amesbury, Newburyport, and the Merrimack Valley

Locally, I'm often called the unofficial mayor of Amesbury and Newburyport.

That means my clients benefit from:

- Quiet off-market opportunities
- True neighborhood insight
- Trusted local connections
- Information you can't Google

## WHO I AM BEST FOR

I'm best for people who:

Value clarity over hype

Want honest guidance

Prefer calm leadership

Want to protect what they're building

Want to feel confident - not pressured



## HOW I HELP YOU

I'm a Senior Partner with eXp Realty, the #1 brokerage in the U.S.

Previously, my team ranked in the top 1.5% nationwide.

I'm supported by transaction coordination, advanced pricing analytics, and proven negotiation systems – so you're never navigating high-stakes decisions alone.

- Pricing strategies built on national-level intelligence
- Negotiation informed by what's working right now
- Systems that protect timelines, details, and documentation
- Credibility recognized by agents, attorneys, and lenders

In short: you're not experimenting. You're stepping into systems that already work.

## FREQUENTLY ASKED QUESTIONS

How am I different from a typical agent? Most agents focus on getting you into a deal. I focus on protecting you inside the deal – pricing psychology, appraisal risk, inspections, contingencies, and negotiation sequencing.

Will I tell you if you shouldn't move yet? Yes. Sometimes the smartest move is waiting – and I will say that.