

Cindi Davison

Sold By Cindi
MK Partners



CINDI DAVISON



REAL ESTATE AGENT

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ABOUT ME

My goal is to make the buying and selling experience smooth and rewarding for everyone involved. Over the years, I have developed systems to make the buying and selling process as easy and profitable as possible. I strive to take the stress out of the process. I have relationships with contractors to help with repairs and improvements, along with housecleaners, stagers, and photographers to prepare your property to sell. I create custom marketing plans for each property and use many resources to get everything ready for sale.

LICENSES AND PROFESSIONAL ASSOCIATIONS

- Real Estate License, 2016 - Present
- Seniors Real Estate Specialist
- Seller Representative Specialist
- Norman Board of Realtors
- Accredited Buyers Representative
- Military Relocation Professional

SERVICES AND RESOURCES

- Customized marketing plans for each property
- Professional house cleaning for most properties
- Professional staging for most properties
- Professional photography, including aerial views
- Estate Sales
- Contractors
- Open Houses



Getting Ready to List

1

Listing Appointment

What to expect

- Meeting with me to ask questions
- Discuss pricing and list date
- Sign listing agreement

2

Cleaning and Staging

- Staging and cleaning services are provided for my clients
- This is the time to declutter and depersonalize your home to get ready for photos and inspections

3

Photography

- Professional photography is another service I offer for my clients
- Make sure everything is clean
- Turn on lights and maximize natural light

4

Listing goes Live

- Your property appears on the MLS and is officially on the market
- Start preparing for open houses and showing appointments



Getting Ready to List and Show

Prepping to list:

- **Clean:** We will pay and arrange for professional house cleaners to make your property absolutely spotless! My cleaners will clean everything from the ceiling fans to the baseboards. They will clean ovens and refrigerators. Please let us know if there is a special cleaning product or a piece of furniture that you prefer we skip.
- **Secure belongings:** Lock up all valuables, cash, firearms, and prescriptions. Store car and house keys out of sight.
- **Depersonalize & declutter:** Remove family photos, personalized decor, and small items that clutter and take up space.
- **Don't forget the exterior:** Curb appeal is a buyer's first impression of your property! Common tasks may include planting flowers, pulling weeds, mowing the lawn, or sweeping the front porch.
- **Do a daily cleaning:** Be vigilant about cleaning up small messes, like crumbs on the table, dirty dishes in the sink, or toothpaste stains in the bathroom. Freshen the house.

- **Staging**: Most of the time, we pay for professional staging. If you are living in your home, we will use your furniture and some of your decorations. Please let us know if there is something that you do not want moved. If the property is vacant, we will bring in small pieces of furniture and decorations to showcase the property.
- **Avoid strong smelling foods**: Keep meals simple and avoid foods that leave long lasting odors.
- **Keep pet areas clean**: Clean up after pets and wash bedding regularly. Hide pet food or litter. Make arrangements for your pets.

Prepping to show:

- **Make it light & bright**: Open blinds and curtains to let in natural light, and leave lights on when you have showings.
- **Empty trash cans**: Regularly empty trash cans to avoid bad odors.
- **Thermostats**: Set the temperature to a comfortable level depending on the season.
- **Leave** 15 minutes prior to scheduled time.
- **Turn off** all TV's.
- **Close** the toilet lids.



Preparing for Photos



Living Room:

- Remove remote controls, toys, and excess décor.
- Straighten pillows, rugs, and other textiles.
- Remove any keys that may be hanging.
- Remove any pet items
- Open blinds and curtains to let in as much light as possible.

General Tips:

- Clear all counters.
- Remove any family photos or items that you do not want to be posted online.
- Open curtains and blinds to let in as much light as possible.
- Move any cars from driveway and garage.





Kitchen:

- Clear countertops, leaving only one or two decorative items (e.g., a fruit bowl).
- Hide small appliances, cleaning supplies, and trash bins.
- Remove fridge magnets, photos, and notes.
- Remove all pet bowls.
- Remove car keys or garage door clickers.

Dining Room:

- Clear off table of all clutter.
- Remove any extra chairs to make space look larger.

Bedrooms:

- Hide personal items in drawers or closets.
- Remove clutter from bedside tables.
- Make beds with crisp, clean linens.





Outdoor:

- Mow the lawn and trim shrubs.
- Remove outdoor tools, toys, and pet waste.
- Arrange patio furniture neatly, adding cushions if available.
- Add seasonal flowers for a pop of color.

Bathrooms:

- Clear countertops of toiletries, toothbrushes, and soaps.
- Hang fresh, clean towels.
- Close toilet lids.
- Hide trash cans and plungers.
- Remove items in shower and bathtub.
- Hang fresh white towels.
- Open shower curtain.



Before the Photographer Arrives:

1. Lighting and Atmosphere

- Turn on all interior lights, including lamps and accent lights.
- Ensure blinds are evenly adjusted for consistent lighting.

2. Final Touches

- Fluff pillows, straighten rugs, and adjust furniture alignment.
- Double-check for visible cords, clutter, or personal items.
- Clean smudges or fingerprints on surfaces and mirrors.
- Close all toilet lids.
- Move all trash cans and pet items.

3. Unobstructed Views

- Clear driveways and walkways for exterior shots.
- Move vehicles away from the property.

Showings & Open House Preparations



SHOWINGS

- We partner with a Showing Service to facilitate scheduling of showings. They ensure agents are licensed and confirm times and showing instructions. All buyers will be accompanied by a REALTOR.
- We utilize a Senti Bluetooth lockbox. Only Licensed REALTORS and appraisers will have access to open the box.
- Showings can be requested during the hours of 8 AM - 8 PM. If you have times the property will be unavailable to be shown, you can “block” them with the Showing Service.
- We can request a specific “lead time” prior to showings of your property.
- Sellers can approve each showing.
- Remember, we need to make the property available as much as possible so buyers can view.

OPEN HOUSES

- Open Houses help to streamline the showing process and minimize the inconvenience of multiple showings.
- We will plan all Open Houses in advance and notify you of the event.
- Open Houses will be hosted with your permission for a 2-4 hour period of time.
- We will provide feedback from the Open House withing 24 hours of the event.



Tips for Inspection Day



Preparing your home for a successful inspection

Most Importantly:

- **Be Honest:** Disclose known issues to avoid surprises during the inspection.
- **Document Repairs:** Provide receipts or records for any recent maintenance or repairs.
- **Stay Calm:** Every home has imperfections; focus on resolving major concerns.

General Preparation Tips:

- **Provide Access to All Areas**
 - Unlock or provide keys for all spaces like attics, basements, garages, and sheds.
 - Ensure clear pathways to electrical panels, water heaters, furnaces, and crawl spaces.
- **Ensure Utilities are Connected**
 - Make sure electricity, water, and gas are turned on so the inspector can test systems.
 - If you've vacated the home, double-check this before the inspection.
- **Be Ready for the Inspector's Arrival**
 - Plan to leave the property for the duration of the inspection (typically 2–4 hours).
 - Secure pets or arrange for them to be off-site.

Contract to Close

1

Contact Acceptance

What to expect

- The offer has been accepted, and both parties have signed the purchase agreement
- Key deadlines (e.g., inspections, financing) are set in the contract

Schedule and Complete Inspections and Appraisals

2

- The buyer schedules a home inspection to evaluate the property's condition
- The buyer's lender orders an appraisal to confirm the home's value supports the loan amount

3

Final Repairs/Walkthroughs

- Depending on the results of the inspection and agreements in the contract, the seller makes any repairs needed
- The buyer conducts a final walkthrough, typically 24-48 hours before closing, to confirm the property's condition matches expectations

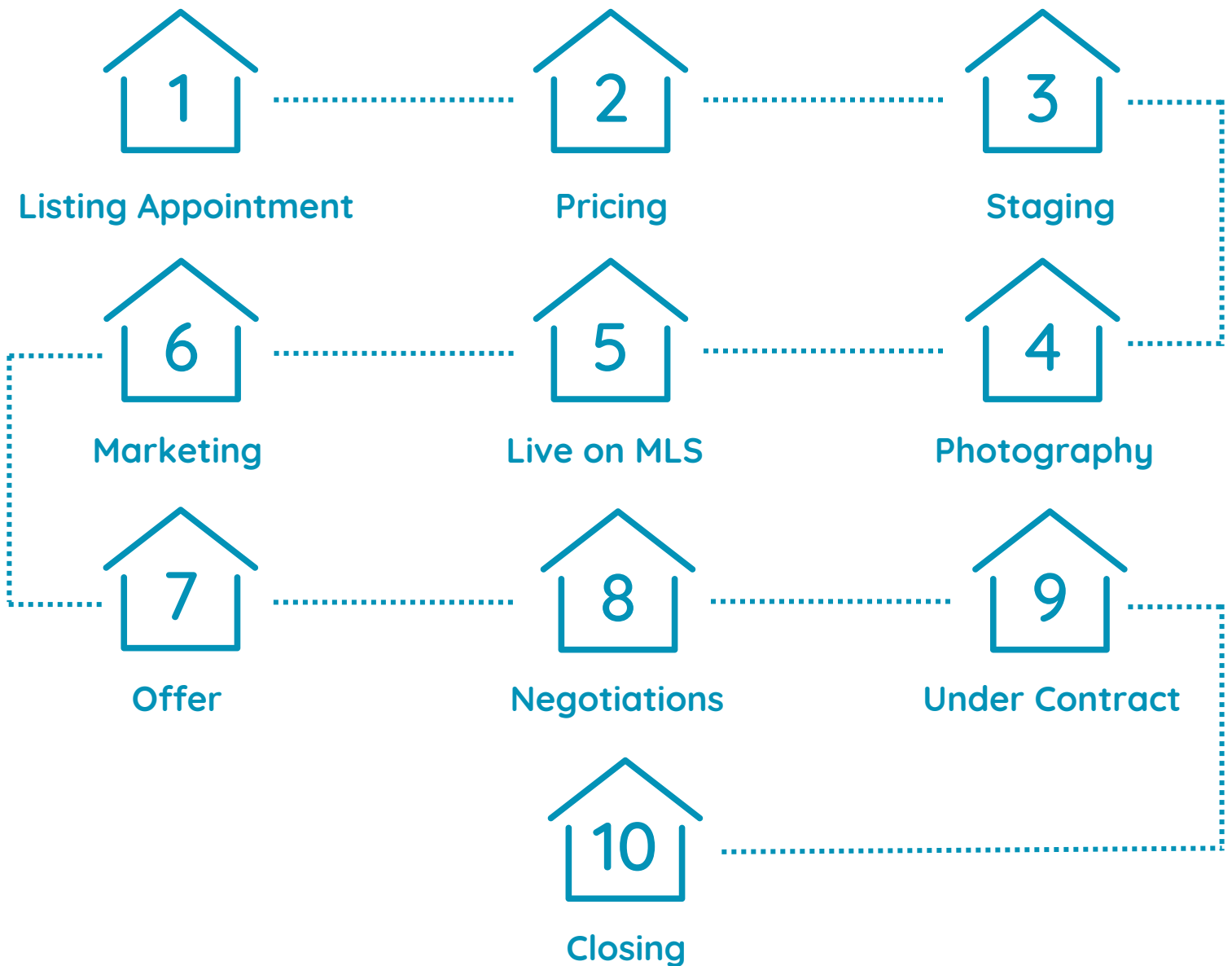
Closing

4

- The buyer and seller meet to sign the necessary paperwork and complete the transaction
- Funds are transferred and ownership is conveyed

The Seller Roadmap Summary

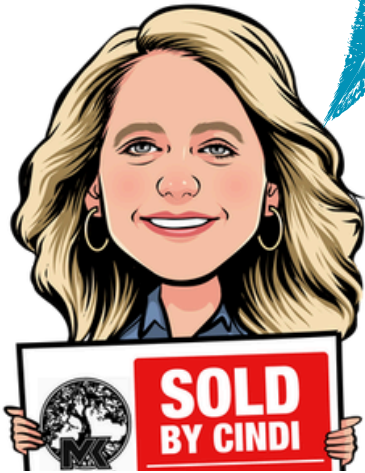
As your real estate agent, I will be there to make sure you feel confident during each step of this process.



Scan the QR code to add my contact information!

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Still undecided?
Check out our
client reviews!



“Working with Cindi was an absolute joy from start to finish! She was so patient and kind as we searched for the perfect home, guiding us through house after house (after house). Her deep knowledge of the home-buying process made everything so easy and stress-free. Every question we had? Cindi had the answer.”

“Cindi was a godsend during our relocation to Oklahoma for work. We met her when we stopped in at an open house and immediately fell in love with her upbeat personality and just how welcoming she is. We quickly found out that behind that giant smile is an incredibly smart, hard working, caring agent that makes you feel like you are her only, or single most important, client. She listened to what we wanted and then she worked tirelessly to find the perfect house.”

[Scan the QR code](#)
[to read more!](#)



“My elder law attorney hit a home run when they referred me to Cindi, as not only is she helping me navigate the cleanup and sale of several of my mothers properties, but I asked her to help sell my own house, and I could not be happier with the results! She has the experience and network of contacts you need to tackle any problem that comes up. Amazing from start to finish — thank you Cindi!”

Let's Connect!



Instagram:

@sold_by_cindi
@Cindidavison



Facebook:

@Sold by Cindi Real
Estate at MK
Partners
@Cindi Joy Davison



Website:

www.soldbycindi.com



