

YOUR HOME MATTERS

I believe in going above and beyond to provide top tier service & and exceptional client experience.

Selling your home is a big decision—let's make it a successful one! You deserve a smooth, stress-free selling experience, and I'm here to make that happen. With a strategic pricing plan, expert marketing, and strong negotiation skills, I'll help you maximize your home's value and get the best possible outcome. Hi, I'm Madison Nunemaker, your local real estate expert. As a lifelong resident of Camp Hill and a techsavvy marketer, I know how to position your home to attract serious buyers quickly. As both a REALTOR® and investor, I understand what it takes to sell homes efficiently—whether it's a primary residence, investment property, or luxury home. I take a personalized approach to every listing, ensuring your home stands out and sells for top dollar. Let's work together to make your home sale a seamless and rewarding experience. Ready to get started? Let's talk!





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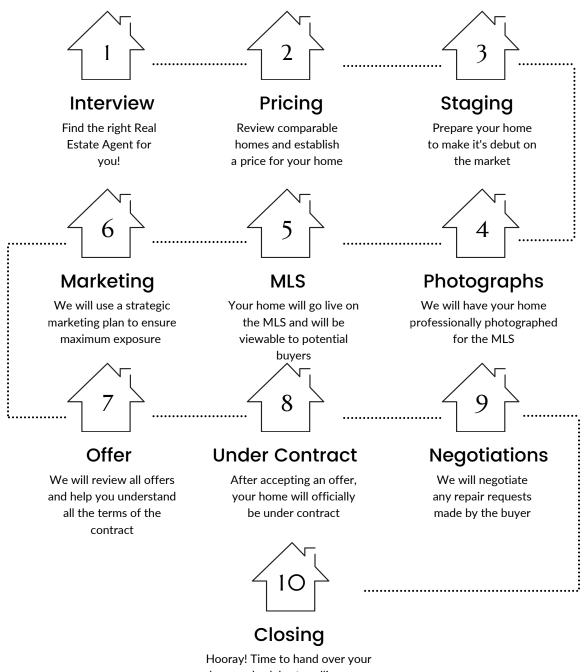


Madison Munemaker

FINDING YOUR HOME

My Proven Home Selling Timeline

THE SELLER ROADMAP OVERVIEW



Hooray! Time to hand over your keys and celebrate selling your home

KEEPING IT SIMPLE

My Proven Home Selling Timeline

OUR SIGNATURE PROCESS

STEP ONE

Listing Consultation

After viewing your home, I will suggest recommended improvements, and present you with a Comparative Market Analysis. Together we will determine the best listing price, whether staging could benefit the home and when your home will go active on the market.

STEP TWO

Professional Photography

After your home is prepared and staged, we will have your home professionally photographed by the top local real estate photographer. These photos will be used for the MLS listing, which means high-quality photos are a must.

STEP THREE

My Marketing Plan

Your home will now be live on the MLS and viewable to potential buyers. We will use a strategic marketing plan to ensure maximum exposure. We will run social media ads, hold an open house, contact potential buyers, and commence our unique marketing plan specific to you.

STEP FOUR

Showings

It's important that you allow showings at your property, whether it be virtual or inperson. It's particularly beneficial to leave showings to an agent as we are trained in how to best show your home to potential buyers.



STEP FIVE



Receive an Offer

You will be notified when an offer is received. We will review all offers together and I will help you understand all the terms of the contract to decide if you would like to accept, reject or counter the offer.

STEP SIX



Inspections

The buyer will schedule any inspections during the time period negotiated in the contract. We will negotiate any repairs requested. Keep in mind, if the contract is contingent, the buyers are entitled to walk away from the offer if any big issues arise.





The mortgage lender will typically order an appraisal to determine the value of your home. I will educate you on your rights as a seller and will offer you alternative routes to take if the appraisal should go wrong.

STEP EIGHT



The Closing

You will need to fulfill any closing obligations including: fixing agreed upon home repairs, submit disclosures, review closing costs. and move out. After you sign the documents., it's time to celebrate because the home sale is complete.



With a proven track record as a Top Producer at KW Of Central PA I rank among the best in a brokerage of 250+ agents. My success is built on strategic pricing, expert negotiation, and innovative marketing, ensuring my sellers achieve top dollar in any market. I specialize in helping homeowners sell quickly and profitably, leveraging cutting-edge marketing, deep market knowledge, and a hands-on approach to make the selling process seamless and stress-free.

When you work with me, you're working with a top-tier agent who knows what it takes to maximize your home's value.



About Your Home

HELP ME UNDERSTAND YOUR HOME

- ✓ What drew you to this home when you bought it?
- What is your favorite feature of your home?
- ✓ What do you like most about your neighborhood?
- \checkmark What are some nearby attractions and amenities?
- What don't you like about your home?

HELPING YOU NAVIGATE THIS SEASON

About Your Situation

UNDERSTANDING YOUR GOALS







01

Your Why

Why are you moving? What is the deadline for needing to move by?

02

Your Plan

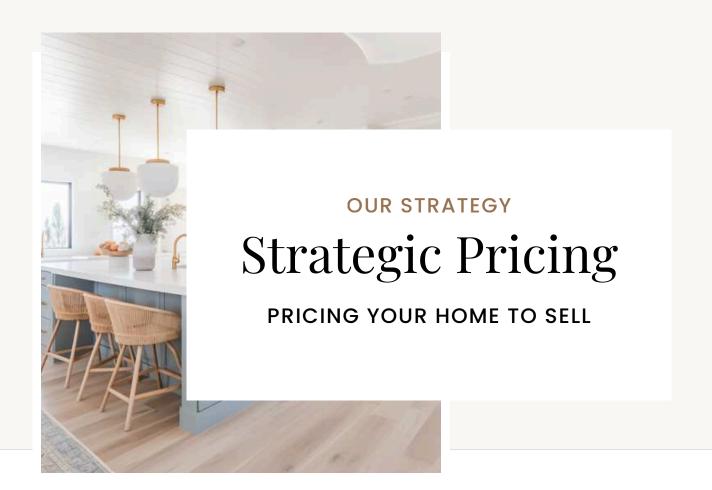
What will you do if your home doesn't sell in the expected timeframe?

03

Obstacles

Do you anticipate any major challenges or issues with selling your home?

As your Real Estate Agent, my number one goal is to help you achieve your own. I make it my priority to understand your situation when it comes to selling your home so we can accomplish your goals.



DID YOU KNOW?

HOMES PRICED CORRECTLY FROM THE START **SELL 31% FASTER** AND FOR **98.1% OF THE ASKING PRICE**, ON AVERAGE. MEANWHILE, OVERPRICED HOMES CAN TAKE TWICE AS LONG TO SELL AND OFTEN REQUIRE SIGNIFICANT PRICE REDUCTIONS TO ATTRACT BUYERS.

BY SETTING THE RIGHT PRICE FROM DAY ONE, WE INCREASE BUYER INTEREST, REDUCE TIME ON THE MARKET, AND MAXIMIZE YOUR RETURN.

LET'S GET IT RIGHT THE FIRST TIME!

THE TOP THREE

Pricing Factors To Consider



The Market

Your local area's current housing market conditions will play a large factor in helping determine the best price for your home to be listed at.

02.

The Competition

We will look to see what other homes are on the market to determine how your listing will compare to other listings in your area.

03.

Your Timeline

We will determine your urgency and flexibility for selling your home to set the best listing price for your home to meet your goals.







SELLING YOUR HOME

My Top Priority

PRICING IS CRUCIAL

We will work together to establish a fair market value for your home and make sure that you feel confident in the price that we set to list your home at. My goal is to attract the greatest amount of buyers as soon as your home hits the market.

Our goal is to price your home correctly the first time.

FROM JUST LISTED TO SOLD

My Proven Marketing Plan

MY SIGNATURE STRATEGY FOR MAXIMUM EXPOSURE



Create a professional listing flyer



Informative & engaging MLS listing description





Hold Open House 1-2
weeks after placing
property on the market



Use high resolution, professional quality photography and video



NEW LISTING

This beautifully updated 1920s downtown hershey home combines historic charm with modern liseury. Features include 3 bedrooms, 35 baths, a designer kitchen with quartz countertape, a stunning all-sesson room, and a partially finished bissement. Waik it restaurants, entertainment, and schools! Don't miss this one!





Door-knock the neighborhood & pass out listing flyer



Expose to my 200+ associates at monthly business meeting & email blast



We will work together to establish a winning marketing plan for your home. I approach each listing with a fresh perspective, so we will be sure to customize our marketing plan specifically for your property.

Maximizing Exposure with Social Media

SOCIAL MEDIA SELLS HOMES, AND I LEVERAGE MY HIGHLY ENGAGED AUDIENCE TO GET YOUR LISTING IN FRONT OF THOUSANDS OF POTENTIAL BUYERS.

→ INSTAGRAM: 4,000+ FOLLOWERS

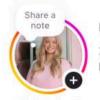
▼ FACEBOOK: 5,500+ FRIENDS

HOME TOURS: AVG. 5,000+ VIEWS

(SOME REACHING 100K+!)

YOUR HOME WON'T JUST BE LISTED—IT WILL BE STRATEGICALLY MARKETED FOR MAXIMUM EXPOSURE, MORE SHOWINGS, AND STRONGER OFFERS.

LET'S MAKE YOUR HOME THE NEXT SUCCESS STORY!



Madison Nunemaker | Realtor & Investor

296 3,200 3,596 following

🏠 DM to Book a Free Strategy Session!

@ linktr.ee/madirealtor

Professional dashboard

11.1K accounts reached in the last 30 days.



Madi Nunemaker

5.2K followers - 100 following























SELLING YOUR HOME

Photo Prep Checklist

PREPARING FOR PROFESSIONAL PHOTOS



- Clean the entire house
- Create a list for the photographer of areas of your home your want them to capture (and any areas you do not)
- Turn on all lights, lamps and overheads. Be sure to replace any burned out bulbs
- Shutters and blinds should all be set to matching angles
- Clean all glass mirrors
- Declutter all counter spaces in kitchen and bathrooms
- Turn off all ceiling fans
- Remove your furry friends from the areas being photographed
- Store away pet supplies, food bowls, toys, etc.
- Cut the lawn and make sure your patio furniture is arranged
- Sweep the porch and exterior area



YOUR PERSONAL PREFERENCES

Important Info

CLIENT LOVE!





Brenda Horting

1 review • 0 photos



** * * * 23 weeks ago

Thank you Madison for all you did to sell our home of 25 years within 2 weeks! Selling a cherished home requires a lot of emotional and physical strength. Thank you for supporting us through our journey. We are blessed to have you as our realtor. Eric & Brenda 😊



Avary Sassaman

1 review • 0 photos



*** * 18 weeks ago

10/10!! Madison is the definition of going above and beyond. She coached me through every step of the process for buying my first home, tacked the most unconventional financing options, took phone calls and texts round the clock, provided recommendations, and assisted me with contractors, all with professionalism, energy, and finesse. If you want someone who will make you feel like a priority and lessen the anxiety of a process that is undoubtedly fatiguing, then you want Madison on your team!



Emma Alexander

1 review • 0 photos



★★★★★ 26 weeks ago

Maddie fought so hard for my husband and I through some bumpy transitions, contracts and details! We came out on the other side with the house we wanted at a price we couldn't believe! She was positive, easy to contact, connect to, and intentional about what we were wanting for our future family home. Work with her if you want to be heard, protected, and get that house you dreamed of!



peter Faragalla

2 reviews • 0 photos



★★★★★ 22 weeks ago

Madison was an awesome to work with and literally she knows what to expect. Very talented person and on time with everything. She will help you get the house you want with a good deal price. She did a FANTASTIC job.she went above and beyond to make my home selling process as stress free as possible.she was always Very Informative and kept me updated. Therefore I knew what to expect.

Thank you Madison for helping me buying my first house 6





Your Home Matters

Thank you for choosing me to help you in the task of selling your home. I look forward to working with you to help you achieve all of your real estate goals.



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