My Strategy to Getting Your Home

SOLD.

SHERRI WARF

FROM START TO SOLD. ALL THE DETAILS YOU NEED TO SUCCESSFULLY LIST AND SELL YOUR HOME.

WELCOME

Hi, I'm Sherri and I believe in home ownership.

Home is more than just a physical space. It's where you've created countless memories, shared moments with loved ones, and where you feel most comfortable.

When it comes time to sell your home and begin a new chapter, the process can oftentimes feel overwhelming. Selling a home can be an emotional journey, and it's understandable to feel apprehensive.

Rest assured that together, we can help you navigate the process with ease. We'll outline the process and create a plan together, so you don't have to do any of the heavy lifting.

From staging your home, to finding the right buyers, negotiating the best terms for you & creating a smooth close, this booklet will be your guide.

Sherri Warf

SHERRI WARF HOMES
SIMPLY VEGAS

CONTENTS

ABOUT ME, BY THE NUMBERS

SHERRI WARF

Realtor®
& Lover of Animals 🐾

ABOUT ME

I've lived in Las Vegas for over 51 years and have been a licensed real estate agent for 18. I love helping people achieve their financial dreams through buying & selling real estate. I also have a passion for animals & would love to one day start a rescue for the abandoned & abused.

@sherriwarfhomes

AUDIENCE DEMOGRAPHICS

2334	FOLLOWERS
79%	FEMALE AUDIENCE

TOP COUNTRIES	United States	82%
	Turkey	6%
AGE RANGE	25-34	25%
	35-44	18%
	45-54	26%
	55-64	21%

AUDIENCE PERFORMANCE

LAST 90 DAYS

12,411
Reach

406
Profile Visits

26,044
Impressions

WHY HIRE A TEAM?

When it comes to buying or selling a property, having a real estate team on your side is a game-changer. Not only will they always be available to take calls and show properties, but they'll also bring a wealth of experience and expertise to the table.

When it comes time to take your largest asset to market, it's vital to have a variety of perspectives to build your specific marketing plan. As a team we build a plan just for your home and each listing is vetted through the team, which ensures we don't have any holes in our marketing.

Our job is to get you the best deal and often times that is through leveraging our combined skillsets...and NETWORKS.

While we personalize our marketing approach, we systemize our approach to paperwork, ensuring you always know what's coming next.

SAY HELLO TO MY TEAM...

AMANDA - MARKETING

BEKA - OPERATIONS

KEITH - TRANSACTION COORDINATOR

JESS - CONCIERGE

SUCCESSFUL SELLING PROCESS

I KNOW THAT SELLING YOUR HOUSE CAN BE STRESSFUL...

But it doesn't have to be. Instead it can be the beautiful start to a new chapter. The reliving of wonderful memories & the anticipation of a new family loving your home with fresh eyes.

With our modern approach to marketing and a streamlined system for paperwork, we take the stress out of SOLD.

Let's be honest, moving to a new home is EXCITING!

1. LISTING CONSULTATION | SET PRICE
2. GET THE HOME READY FOR THE MARKET
3. PROFESSIONAL PHOTOS AND VIDEO
4. ONLINE DEBUT | LISTED FOR SALE
5. OPEN HOUSE | OFFER PRESENTATION
6. CONTINGENCY REMOVAL PERIOD
7. CLOSE ON THE HOUSE (AND CELEBRATE)

LISTING CONSULTATION

This is where we make a plan together. As your agent, I'm going to be asking you questions about your goals for selling your home and any questions or concerns you may have related to your sale. Please take a moment to think about those things before our consultation so that we can ensure we make the best use of our time together and address the most important issues.

I'll also be preparing materials for your review, including an overview of our marketing campaign, an explanation of social strategy and a comparative market analysis to show you what is selling (and not selling) in your market area.

A few things to think about before we meet...

What is your moving timeline?
What do you hope to net from your home sale?
What concerns do you have about listing or buying?

Write these things down before we meet so we can talk through all the details!

-Sherri

HOW DOES A REAL ESTATE TRANSACTION WORK?

BUYER

BUYER'S REALTOR

SELLER'S REALTOR

SELLER

LOAN EVALUATION
BEFORE MAKING AN OFFER, TALK WITH A FEW LENDERS TO DETERMINE YOUR BUDGET

FIND YOUR DREAM HOME!

OFFER PRESENTED
BUYER'S REALTOR PRESENTS OFFER TO SELLER'S REALTOR, WHO CONVEYS IT TO SELLER

PURCHASE NEGOTIATION
SALES PRICE, TERMS AND CONTINGENCIES ARE NEGOTIATED & AGREED UPON.

SALES AGREEMENT EXECUTED

SELLER'S DISCLOSURES
SELLERS PROVIDE DISCLOSURES THAT MAY MATERIALLY IMPACT THE VALUE

GOOD FAITH DEPOSIT
BUYER SUBMITS EARNEST MONEY DEPOSIT TO TITLE COMPANY WHICH IS HELD IN EARNEST

INSPECTION PERIOD
BUYER BEGINS (TYPICALLY) 10-DAY INSPECTION PERIOD & SUBMITS REPAIR REQUESTS.

LOAN APPLICATION PROCESSED & APPRAISAL ORDERED

TITLE SEARCH
CONCURRENT WITH LOAN PROCESS, CLOSING AGENT CONFIRMS SELLER HAS CLEAR RIGHT TO SELL PROPERTY & ESTABLISHES FACTS, SUCH AS WHETHER THERE ARE ANY RESTRICTIVE COVENANTS ON THE USE OF THE PROPERTY

CONTINGENCIES SATISFIED
ONCE FINANCING IS COMPLETE, INSPECTION REPAIRS MADE, APPRAISAL COMPLETE, CONTINGENCIES ARE DROPPED OFF.

CLOSING DOCS ISSUED
LENDER PROVIDES LOAN ESTIMATE & CLOSING DISCLOSURES DETAILING ALL TERMS & COSTS

FINAL WALK THROUGH
1-2 DAYS PRIOR TO CLOSING, BUYER CONFIRMS THAT THE HOME IS IN THE SAME CONDITION AS WHEN PURCHASED & ALL AGREED UPON REPAIRS HAVE BEEN MADE

TRANSACTION CLOSED

SETTING THE RIGHT PRICE

You know what happens when you overprice your house? Nothing. Nothing happens. No showings get scheduled, no offers come in.

Pricing is a science and the single most important strategy you'll employ when going to market. During your listing consultation we'll make sure your goals align with market conditions and make a plan together.

NOTES

AGENT COMPENSATION & THE **NAR** SETTLEMENT

The National Association of REALTORS® (NAR) has announced a settlement to end litigation related to broker commissions, affecting over one million members and various REALTOR® associations and MLSs. This settlement includes a $418 million payment.

NAR denies any wrongdoing related to the MLS cooperative compensation model but agreed to new rules **prohibiting offers of broker compensation via MLS** and **requiring** written agreements between MLS participants and buyers.

CHANGES NAR AGREED TO IMPLEMENT

- Prohibit MLS compensation offers - **Sellers CAN offer a Co-broke** it just MAY NOT be marketed through the MLS.
- *Written agreements - Requirement for MLS participants working with buyers to enter into written agreements with their buyers.*
- Continued option for Compensation - **Offers of broker compensation can still be pursued off-MLS through negotiation**.
- Implementation Timeline - Changes effective August 17, 2024.

In summary, sellers **can** still offer cooperative compensation to buyers agents. With the new Buyer Broker Agreement system, every buyer **MUST** have a written agreement with their agent, detailing compensation. Compensation for buyer's agents is now a negotiable closing cost and can be added to the additional terms in offers to sellers, similar to the other closing costs/expenses a buyer pays.

We excel at getting these costs covered for our clients and will never let commissions stand in the way of you securing your desired home. Through our preferred partners, we have a program in place to cover *some* of these costs for you, should you need to pay them directly.

AGENT COMPENSATION

Inside real estate transactions there are typically two agents involved. One agent represents the seller, the other agent represents the buyer. Each agent works to create circumstances that are agreeable to their clients.

Typically, sellers pay a % of the purchase price to their agent and a % to the buyer's agent. New NAR regulations **prohibit** us from offering a buyer co-broke inside the MLS, but it is still recommended that sellers offer a co-broke to a buyer's agent, here's why:

- **It makes your listing more appealing.** Put yourself in a buyer's position; if you are offering a co-broke for the buyer's agent, but the buyer would have to pay their agent's fee on another home, your home becomes more appealing financially for the buyer; and vice versa.
- **It creates a smoother transaction.** A represented buyer is a buyer that is educated with an agent working to make sure we get everyone to the closing table.

You are not required to offer a buyer's co-broke, however, when you allow the buyer to roll their agent's commission into the purchase price of the home it greatly reduces the amount of cash they are required to bring to the table. A buyer's co-broke has always been a pre-negotiated seller fee, but now the choice is yours in how you choose to handle their compensation. Talk with your lender or other trusted financial advisors.

DO YOU NEED TO PAY A BUYER'S AGENT?

THE SHORT ANSWER IS NO...

You've never been "required" to pay a buyer's agent BUT it does offer you a competitive advantage which is why it has almost always been done this way. Buyers face a LOT of upfront fees when buying a new home, so when a seller offers a co-broke to the buyer's agent, the number of buyers that can now afford the home skyrockets.

Sellers often benefit from this structure as well, because once you sell, you often need to buy...and you'll likely be able to afford more when the seller offers a co-broke.

JUST SOME *OF* THE DUTIES YOUR *A*GENT PERFORMS

PRE-LISTING ACTIVITIES

1. Research all comparable currently listed properties.
2. Research sales activity from Local MLS Broker Marketplaces and public records databases.
3. Research Average Days on Market for property of this type, price range, and location.
4. Download and review property tax roll/assessor information.
5. Prepare preliminary Comparable Market Analysis (CMA) to establish fair market value.
6. Research property's ownership and deed type.
7. Research property's public record information for lot size and dimensions.
8. Verify legal names of owner(s) in county's public property records.
9. Prepare listing presentation package.
10. Perform exterior Curb Appeal Assessment of subject property.
11. Confirm current public schools and explain impact of schools on market value.
12. Compile a formal file on property.

LISTING APPOINTMENT PRESENTATION

1. Present preliminary CMA to seller, including comparable properties, sold properties, current listings, and expired listings.
2. Offer pricing strategy with updates to CMA based on tour of home and updates, upgrades, professional judgment and current market condition.
3. Discuss goals with seller to market effectively.
4. Present and discuss strategic master marketing plan.
5. Review and explain all clauses in listing contract and addendum, then obtain seller's signature once property is under listing agreement.
6. Gather square footage/measure overall and heated square footage as required.
7. Measure interior room sizes.
8. Obtain house plans, if available. Review house plans and make copy.
9. Prepare showing instructions for buyers' agents and showing times with seller.
10. Discuss possible buyer financing alternatives and options with seller.
11. Verify Homeowner Association Phone & Fees, if applicable.
12. Have utility companies (water/power/gas) provide average utility usage from last 12 months of bills.
13. Verify city sewer/septic tank system and city water/well.

JUST SOME *OF* THE DUTIES YOUR *A*GENT PERF*O*RMS

LISTING APPOINTMENT PRESENTATION (continued)

14. Ascertain need for lead-based paint disclosure and/or construction defect litigation disclosure.
15. Prepare detailed list of property amenities and assess market impact.
16. Prepare detailed list of property's inclusions and conveyances with sale.
17. Have extra key made for lockbox and one for your file.
18. Review curb appeal assessment and provide suggestions to improve sale ability.
19. Review interior décor assessment and suggest changes to shorten time on market.

LISTING ACTIVITIES

20. Arrange for professional photographer - Still photos, 3-D virtual tour, aerial photos/video, property video.
21. Arrange for installation of yard sign.
22. Install electronic lock box, if authorized. Program agreed-to showing times.
23. Complete new listing checklist.
24. Load listing into transaction management software program.
25. Enter property data from Profile Sheet into Local MLS Database - wait for photos to go live.
26. Add property to company's active listings list.
27. Provide seller copies of the listing agreement and disclosures within 48 hours.
28. Create single property website.
29. Create print and social media ads.
30. Create Just Listed/Open House post cards. & have printed.
31. Create property brochures & have printed.
32. Schedule Open House & create Ad.
33. Regular review of comparable properties on Local MLS to ensure property remains competitive.
34. Upload listing to company and agent website.
35. Mail out Just Listed & Open House postcards to all neighborhood residents.

SHOWING ACTIVITIES

1. Determine how seller wants to handle showings.
2. Feedback e-mails sent to buyers' agents after showings.

JUST SOME *OF* THE DUTIES YOUR AGENT PERFORMS

SHOWING ACTIVITIES (continued)

3. Discuss with sellers any feedback from showings to determine if changes are needed.
4. Place regular weekly update calls to seller to discuss marketing and pricing.
5. Promptly enter price changes in the Local MLS .

OFFERS

1. Receive and review with seller all Offers to Purchase submitted by buyers' agents.
2. Evaluate offer(s) and prepare a net sheet for the owner for comparison purposes.
3. Explain merits and weakness of each offer to sellers.
4. Contact buyers' agents to review buyer's qualifications and discuss offer.
5. Confirm buyer is pre-qualified by calling loan officer.
6. Negotiate all offers per seller's direction on seller's behalf.
7. Prepare and convey counteroffers, acceptance or addendums to buyer's agent.
8. Use excel spreadsheets for easy review on multiple offers.
9. When Offer to Purchase contract is accepted, deliver copies to buyer's agent, title company & lender.

CONTRACTS

1. Disseminate under-contract showing restrictions as seller requests.
2. Deliver copies of fully signed Offer to Purchase contract to seller.
3. Advise seller of additional offers submitted between contract and closing.
4. Change status in Local MLS to Sale Pending.
5. Update transaction management program to show Sale Pending.
6. Confirm receipt of Earnest Money Deposit (EMD) with Title Company.

INSPECTIONS

1. Coordinate with seller for buyer's professional home inspection.
2. Be present for entire home inspection.
3. Review home inspector's report with seller.
4. Explain seller's responsibilities, and recommend an attorney interpret any clauses seller is unsure of.
5. Ensure seller's compliance with Home Inspection Clause requirements.
6. Assist seller with identifying contractors to perform any required repairs.
7. Negotiate payment, and oversee all required repairs on seller's behalf, if needed.

JUST SOME *OF* THE DUTIES YOUR *A*GENT PERF*O*RMS

APPRAISAL

1. Schedule appraisal with appraiser.
2. Provide to appraiser any comparable sales used in market pricing.
3. Follow up on appraisal.
4. Assist seller in questioning appraisal report if it seems too low.

PRE-CLOSING

1. Coordinate closing process with buyer's agent and lender.
2. Ensure all parties have all forms and information needed to close the sale.
3. Coordinate seller signing date and time & location - attend closing with my seller.
4. Assist in solving any title problems or in obtaining trust or death certificates.
5. Work with buyer's agent in scheduling buyer's final walk-thru prior to closing.
6. Request final closing figures (settlement statement) from title company.
7. Receive and carefully review closing figures to ensure accuracy of preparation.

CLOSING

1. Coordinate closing with seller's next purchase, and resolve any timing problems, if applicable.
2. Advise seller to have account info at signing for proceeds.
3. Advise seller proceeds will be wired/mailed within 24 hours after the property RECORDS with the County. This is the official close.
4. Refer sellers to one of the best agents at their destination, if applicable.
5. Change Local MLS status to Sold. Enter sale date, price, selling broker, etc.
6. Ask seller for a 5 star review after exceeding their expectations :)

PREPPING THE HOME

Cleaning & prepping your home to sell can increase its value by 3%-5% & help it sell more quickly.

01 Kitchen

- Clear off all counters, everything from plants, paper towels and toasters
- Remove all personal accessories
- Tidy pantry

02 Family Room

- Remove all personal accessories
- Declutter, including furniture if needed
- Remove extra pillows

03 Bedrooms

- Remove 30% of items in closets
- Remove all personal accessories
- Replace bright bedding with neutral tones if possible

04 Bathrooms

- Clear all counters of products
- Remove all personal accessories
- Replace bright towels & rugs with white or neutral ones

05 Backyard

- Tidy all toys, pack away as many as you can, clean outdoor furniture
- Trim all bushes & mow any lawns
- Rake any gravel

06 Front Entry

- Sweep front porch + add welcome mat
- Clean porch light & front door
- Plant potted flowers
- Trim and mow regularly

07 Throughout

- Wipe down all blinds
- Clean windows
- Touch up any drywall or paint

08 Final Clean

Prior to photos and videos we'll have a professional cleaning crew come in to give the home a good deep clean. A deep clean communicates that the home has been well cared for and increases the home's value to buyers.

Pre-List

TO DO LIST

BATHROOMS

KITCHEN

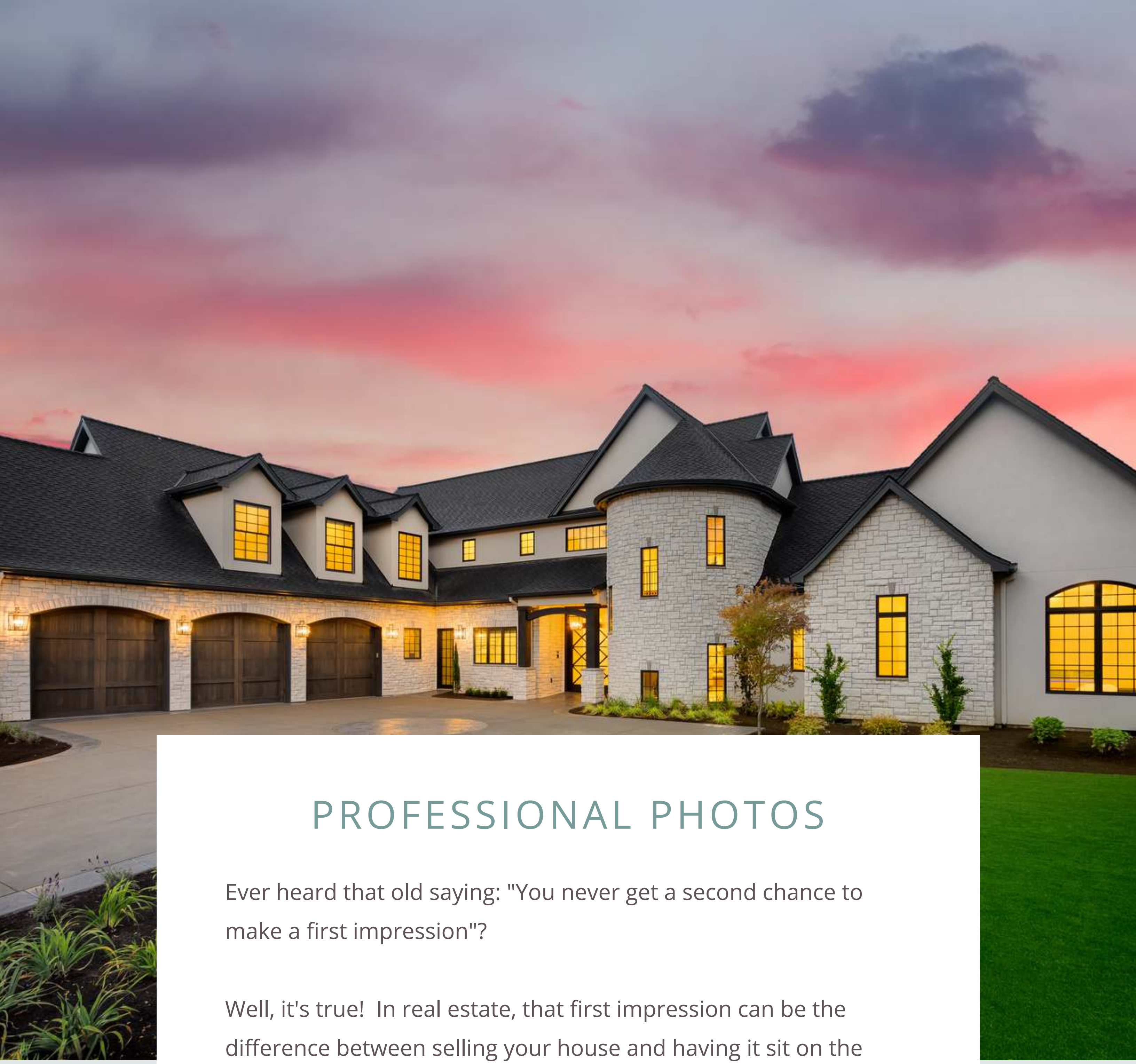
BACKYARD

FAMILY ROOM

FRONT ENTRY

BEDROOMS

MISCELLANEOUS



PROFESSIONAL PHOTOS

Ever heard that old saying: "You never get a second chance to make a first impression"?

Well, it's true! In real estate, that first impression can be the difference between selling your house and having it sit on the market for months.

When it comes to real estate photography & video, the first impression is not just about the home—it's about the potential buyers' initial perception of how they would feel living in that home.

Shocking Truths...

- Homes listed with professional photography sell 32% faster.
- The average ROI on professional real estate photography is 826%.
- 68% of consumers say that great photos made them want to visit the home.

GO TO MARKET TIMELINE

Homes perform best when they go to market on Thursday. In order for your home to go to market on Thursday, all cleaning, photos & videos need to be taken 5-7 days prior.

The photos and videos will then be edited and used to build the following marketing materials:

- Your home only website
- Neighborhood direct mail pieces
- Social media posts & ads
- Open house materials

GOING TO MARKET

Three Step Marketing Process

When taking a home to market, it's imperative to have an immersive marketing strategy. This means your ideal buyer is seeing your home multiple times in multiple mediums. This 3-Step approach allows for buyers across all generations to see the details of your home.

01 MAILERS

02 SOCIAL

03 OPEN HOUSE

THE DETAILS...

01

MAILERS: I know, most agents will tell you these are a waste of time and money, but my data tells me otherwise. This is where we let all the neighbors know about your home.

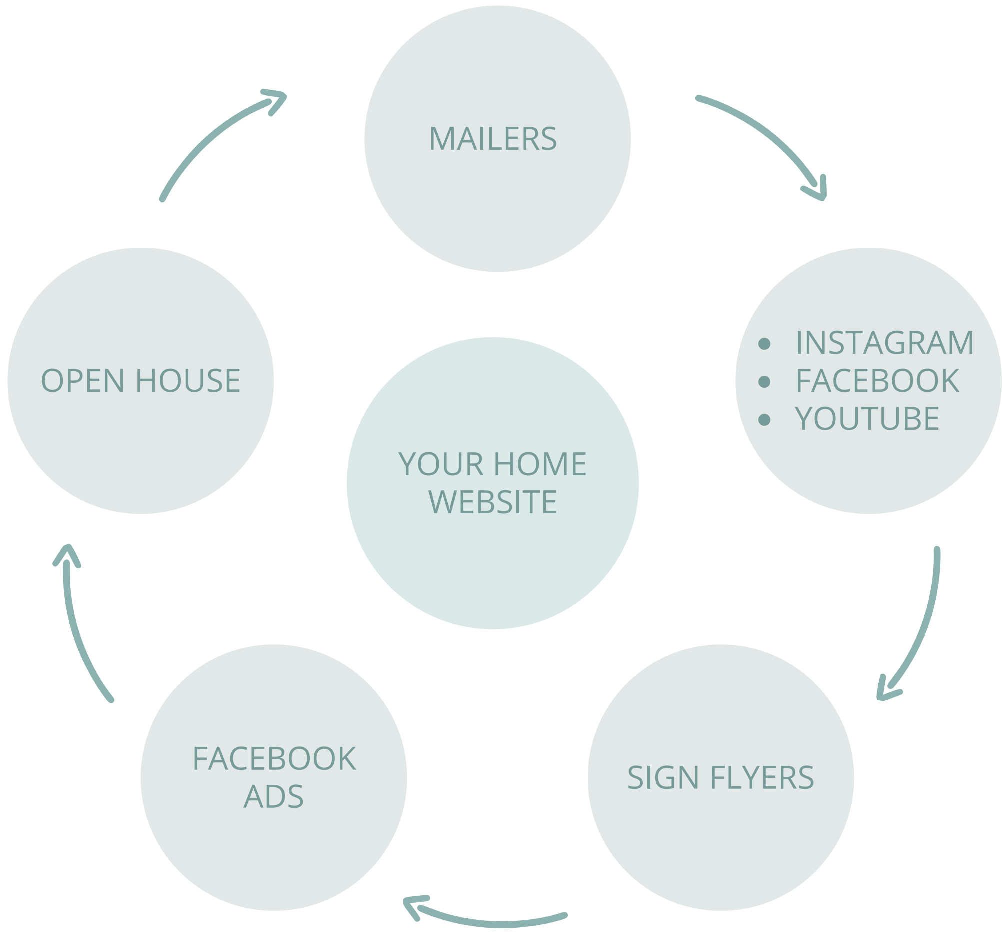
02

SOCIAL: They see a postcard in the mail and then a reel pops up talking about the same house. Then a Facebook ad...finally, buyers are clicking on the link to your property website, where they can take a full digital tour.

03

OPEN HOUSE: We'll invite them to the Open House so they can see what you have to offer in real life. Since they've already seen the photos and videos, this buyer is highly invested in your home.

The 7-11-4 Rule



Studies show that in order for consumers to make a buying decision they need to spend 7 hours of time, with 11 touch points from at least 4 different platforms to feel comfortable pulling the trigger. This is why immersive marketing is an absolute MUST when going to market.

Perhaps 7 hours feels aggressive, but buying a home is often one of the biggest financial decisions consumers make, so we want to make it easy for them to spend 7 hours on YOUR HOME. This is how we do it.

the TIMELINE

COMING SOON

- Sign is placed in yard
- No showings until open house
- Generates Interest

CLEAN & PREP

- Begin packing, remove 30% of items in closets
- Remove all clutter
- Remove personal photos

POSTCARD CAMPAIGN

- 3 postcards designed
- Open House, Just Listed, Sold

PHOTO & VIDEO

- Content shoot day
- Full photos of home
- 3-D photos
- Aerial Photos
- Full immersive video

SOCIAL DEPLOYED

- All social pieces created
- Long form video, 3-4 reels and designer style photos

CUSTOM WEBSITE BUILT

- Exclusive website built for your listing
- Tracks all visitor activity

OPEN HOUSE

- Opening weekend, no showings prior
- Open House on Friday, Saturday & Sunday

ONLINE DEBUT

LISTED TO SELL

It's no secret that the housing industry has changed over the years. Gone are the days of newspaper listings and word-of-mouth lead generation—now, most people turn to the Internet when looking for new homes. With 95 percent of home buyers using it, the Internet is an essential tool in the home search process. In fact, 90 percent of buyers say that using the Internet is their very first step in finding a new home.

The average home buyer spends 10 weeks searching for a home and previews 12 properties before deciding on their purchase.

I give your home as much visibility as possible using a variety of tools to ensure your home is seen by thousands of potential buyers

Of course, I don’t forget the basics: I publish your listing on the MLS (multiple listing service), syndicate with major real estate platforms like Zillow, Trulia, and Realtor.com, and claim those listings to follow statistics.

OPEN HOUSE

Open houses are essential when selling a property.

Think about it: when you hold an open house, you're exposing your listing to the world, especially if you do it regularly. That means that each of those events will give your property renewed attention on all of the online portals and make your listing pop up in front of more potential buyers. And because this is physical real estate we're talking about, an open house also gives them a chance to experience your home in person!

Not only does this mean more exposure for your property and more traffic for you—the extra foot traffic means that someone who's just looking for fun or out of curiosity might end up being your next buyer.

OFFER PRESENTATION

Offer presentations happen any time we receive an offer or offers. We'll get together as a team to review the offers with you side-by-side so we can compare them and decide on which one to accept or counteroffer.

In a multiple offer situation, we'll review them all at once. This strategy is ideal because it allows us to compare offers from different buyers at once, rather than receiving them one by one over time.

CONTINGENCY PERIOD

In real estate, a "contingency" refers to a condition of the Agreement of Sale that needs to occur in order for the transaction to keep moving forward. As the buyer, there are many contingencies that they can choose to include in your contract.

Passing this period, if everything looks good at this point, there are just two more stages before closing: a title search and transfer of ownership.

By working closely with me and other industry experts, you'll be better able to understand what contingencies are all about, when they're most likely to be necessary, and what you can do to make sure you're in the best position possible for dealing with contingencies when they arise.

COMMON

01 *Inspection Contingency*

Every contract (typically) has a 10-day inspection contingency. This is where the buyer is able to do their due-diligence on the property with a professional inspection & request repairs, if necessary.

02 *Financing Contingency*

Most contracts are also contingent on the buyer's financing. We don't accept offers unless we have the buyer's pre-approval letter from a lender.   I will also contact that lender to determine the strength of the buyer.

03 *Appraisal Contingency*

Inside the buyer's financing there is often an appraisal contingency. This means the buyer's financing is contingent upon the home appraising for their purchase price.

04 *Home Sale Contingency*

Some contracts are also contingent upon the buyer selling and closing on their current home. There will be additional paperwork and dates we abide by with this type of contingency.

CONTINGENCIES

SIGNING DAY

This is it! The big day!!! I've done this dozens of times and I promise you, we'll get through it just fine. You'll be signing a lot of paperwork today, most of it pretty dull, all of it important. The good news is, it's all paperwork we'll have already reviewed. ***After you sign everything...the deal is NOT closed until the following is done:***

1. Once all parties have signed, funding will follow. Some lenders fund the loan the same day, some take up to 48 hrs after signing. The home is NOT officially closed until it is ***recorded***.

2. The deed isn't a legal document until it has been recorded by the county recorder's office. Once each party has signed & the Buyers' loan has funded, the title company will send the file to record. This can take a few hours and once it is complete, we get a "confirmation of recording".

Once the deed records, we'll release keys to the new homeowner.

CLOSING DAY

SIMPLY CONCIERGE

Simply Concierge provides an extensive array of services to ensure a stress-free moving and relocation experience.

Jess can help with utility setups, moving quotes, packing assistance, home improvements, and more.

Her tailored services guarantee smooth transitions for clients, maintaining high standards across all price points.

By partnering with trusted vendors and utilizing strong industry relationships, Simply Concierge delivers a seamless, white-glove experience for every aspect of the moving process.

What you CAN EXPECT

I know this is about more than selling high and buying low and I can promise you that, while there will be some bumps in the process, I'll be doing my best to help you avoid any delays or roadblocks. You can expect weekly phone calls with my trademark *tell it like it is* honesty & creative problem solving to get you where you want to go.

Sherri

what others

ARE SAYING

★★★★★

BRITTANY M.

Sherri was absolutely amazing to work with. From start to finish the process of selling my home was effortless. She assisted in guiding me with what minor adjustments should be made in order to maximize the selling potential of my home to buyers. The photos of my house were stunning and we always received great feedback that the photos were a true representation of the home. Sherri was extremely responsive and informative in letting me know how many showings we had each day and any feedback the potential buyers had. My house ended up selling in 4 days and for over asking. I truly couldn't have asked for a better offer or a better realtor to make it all happen.

★★★★★

AMBER C.

The best experience we have had working with a realtor. Sherri was very professional and dedicated to getting our home sold. Her efficiency was remarkable, which led to a quick sale of our home. Although we were out of state during the process, she made sure everything was taken care of, leaving us with nothing to worry about. It was great to work with a reliable and caring realtor!

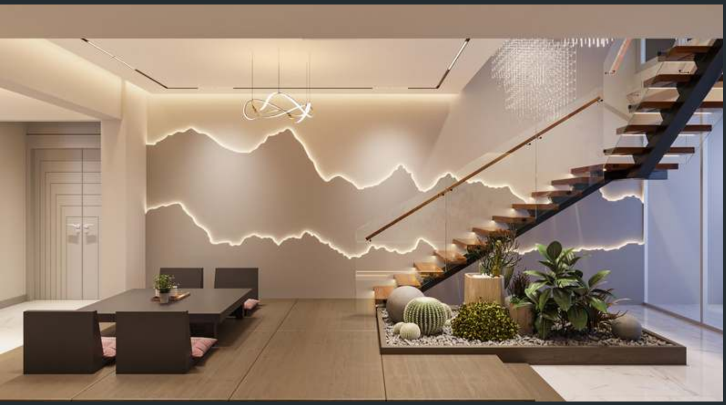
★★★★★

OMAR A.

Sherri was amazing from our first meeting til after closing! She came prepared, marketed our property perfectly, and closed quickly. She even helped with prepping our home! She was professional, yet warm and personal. We highly recommend!!

READY TO LIST?

SHERRI WARF HOMES
SIMPLY VEGAS



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