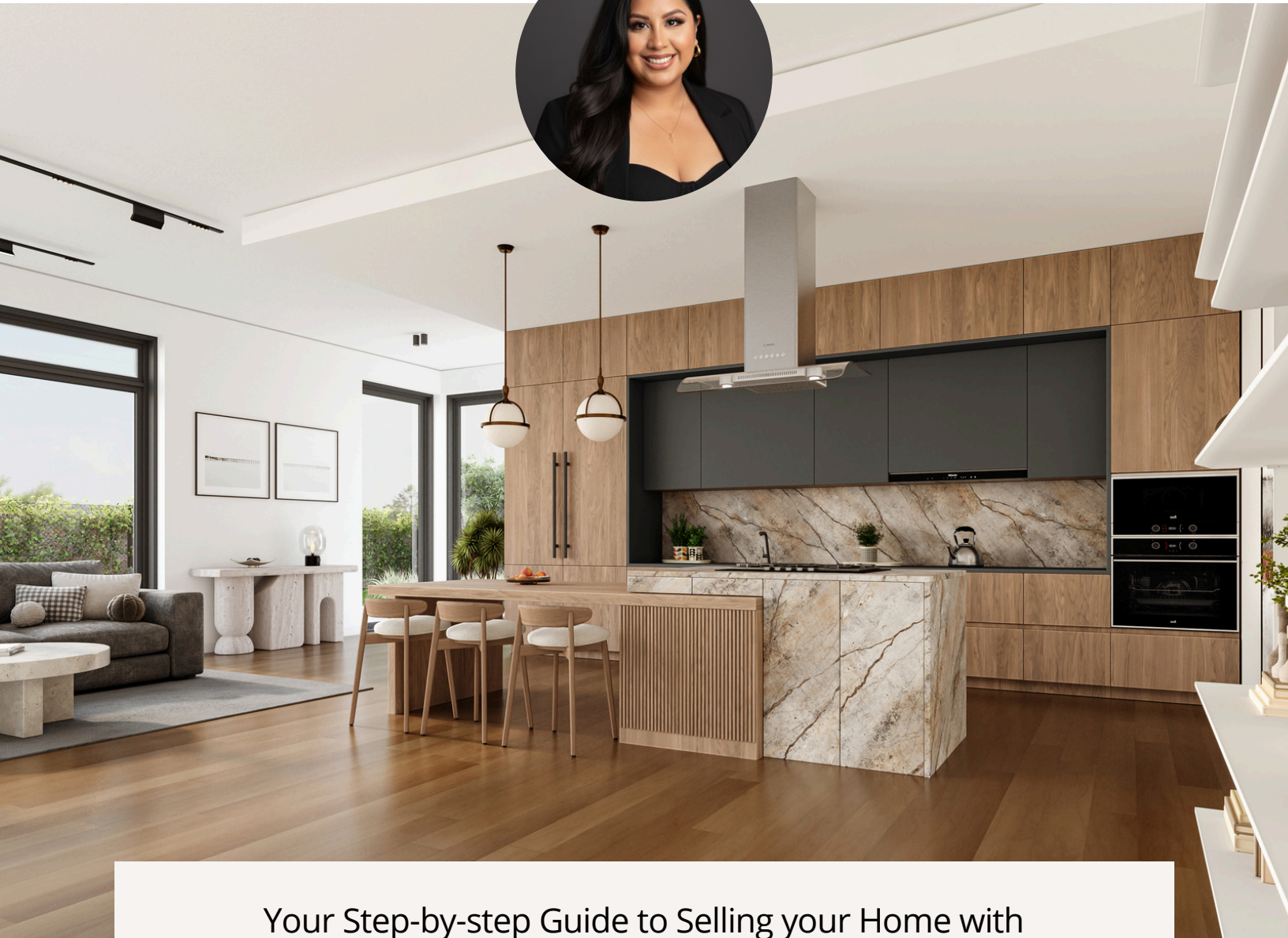




SELLER'S GUIDE

Essential Guide for Selling your home



Your Step-by-step Guide to Selling your Home with
Confidence, Clarity and Expert Support.

WWW.STEPHSELLSAV.COM | (661) 435-1239

MEET YOUR AGENT

I help you to find your dream home!



Hi, I'm Stephanie! I'm passionate about helping you find a home that fits your life and your goals. I know buying a home is a big step, and I'm here to make sure you feel informed, confident, and supported from start to finish. With 8 years in real estate, I've helped many first-time buyers navigate the process and compete in today's market. As a Community Advocate, Assistant Team Leader of RISE AV, and current President-Elect of the Women's Council of REALTORS, I stay plugged into market trends, local inventory, and smart offer strategies so you can make the best decision for your future. I'm here to guide you, protect your interests, and make the journey to homeownership as smooth and stress-free as possible.



Phone: (661) 435-1239

Email: RealtorStephanieAV@gmail.com

Website: www.StephSellsAV.com



CUSTOMER SERVICE

Expect clear communication, patience, and hands-on support from start to close so you always feel confident in your decisions.



MARKET KNOWLEDGE

I use my knowledge of the local Antelope Valley market to help you find the right home and make competitive, stand-out offers.



SMART NEGOTIATION

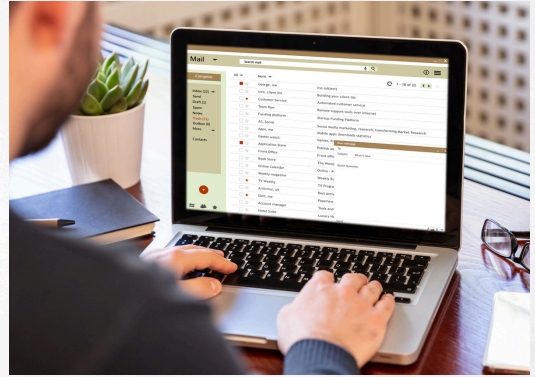
I negotiate price, repairs, and terms to protect your investment and get you the best deal possible.

RISE MARKETING



IN-HOUSE LISTING OPERATIONS MANAGER

Manages all aspects of the listing process through the entirety of your transaction to ensure a smooth and seamless experience.



IN-HOUSE TRANSACTION COORDINATOR

Ensures all transactional contracts and paperwork are compliant in accordance with California state law throughout the escrow process.



MARKETING MANAGER

Creates a marketing package for your property to ensure maximum exposure for potential buyers.



PHOTOGRAPHER / VIDEOGRAPHER

High-resolution photos for print and digital marketing, captured during the day and/or at twilight.



VALUE ESTIMATE



LOW VALUE
\$963,000



HIGH VALUE
1,000,000

The values below are based on the current market and is an estimate of value for your home. It shows a range of Low and High values.

The Low value shows an almost worst case scenario of what the home is worth if it has some damages, needs cosmetic work and/or it is dated. It is also based on Fair to Average conditions.

The High value shows an almost best case scenario of what the home is worth in good to excellent condition with multiple upgrades, updates and no damage.

These estimates are made without seeing the entirety of your property first hand. Once a walk through is conducted we can give a more accurate assessment of the true value of your home, along with tips and strategies to increase this value.

YOUR HOME ADDRESS



BENEFITS OF WORKING WITH THE TEAM

MEET THE TEAM



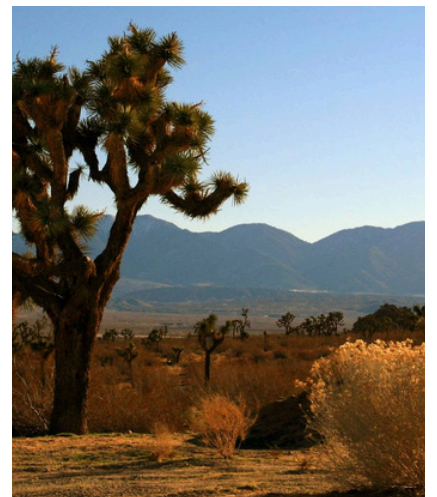
RISE ANTELOPE VALLEY

Rise Antelope Valley is one of the largest and fastest-growing real estate teams serving the Antelope Valley, proudly covering communities throughout Lancaster, Palmdale, Quartz Hill, Littlerock, Lake Los Angeles, and surrounding areas.

With over 100 active agents and a collaborative, team-based approach, Rise offers buyers access to a wide network of homes — including off-market opportunities and upcoming listings you may not find online.

Our team is built on values of integrity, education, communication, and community. By working together and sharing knowledge daily, we're able to stay ahead of market trends, negotiate strategically, and provide every client with the support of an entire team behind their home search — not just a single agent.

WWW.THERISE.GROUP/ANTELOPEVALLEY



Stephanie J Mendoza



PROFESSIONAL PRESENTATION

We provide professional photography to highlight your home's best features, along with cinematic video and property reels designed for social media and online platforms. When appropriate, we incorporate drone photography and video to showcase your property from every angle. We also offer staging consultation to ensure your home presents at its absolute best.



BRANDED MATERIALS & OPEN HOUSE

We design high-end property brochures and flyers, eye-catching “For Sale” signage, and open house marketing materials that stand out. All graphics are professionally designed and aligned with Rise Real Estate’s branding for a cohesive, polished presentation.



PRICING & STRATEGY

We conduct a detailed pricing analysis using real-time market data to position your home competitively and strategically time the launch to maximize interest. Throughout the process, we provide skilled negotiation to protect your bottom line, along with clear communication and consistent updates.





TOTAL CLIENT SUPPORT

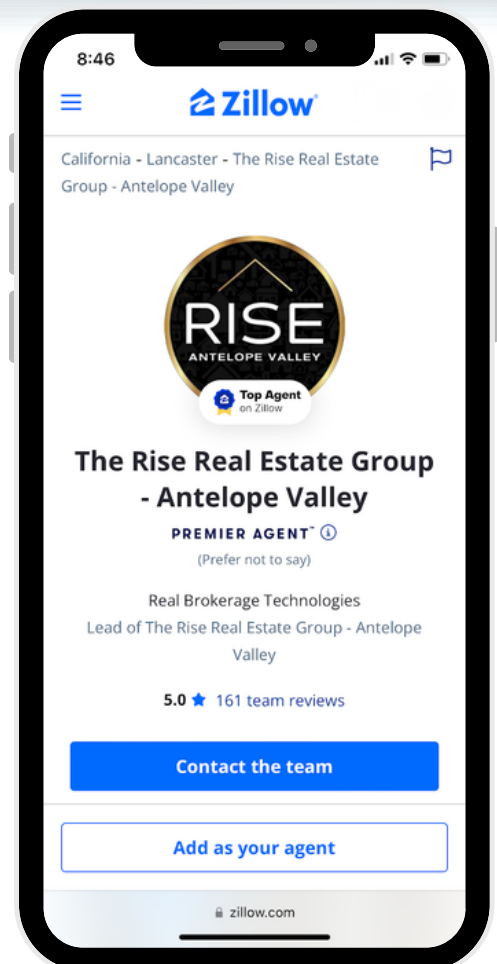
From the moment we begin preparing your home for the market to the day you sit at the closing table, we provide comprehensive, hands-on guidance and support at every stage of the process. We connect you with trusted, high-quality vendors for staging, repairs, cleaning, photography, and inspections, ensuring your property is positioned to make a strong first impression. Throughout the transaction, we carefully coordinate every detail and manage all moving parts — from scheduling and negotiations to paperwork and timelines — so the entire experience remains organized, efficient, and as smooth and stress-free as possible for you.



TARGETED DIGITAL MARKETING

Your property receives featured placement on major real estate platforms such as Zillow, Realtor.com, Redfin, and the MLS. We implement targeted social media advertising to reach qualified buyers, create a custom property website or landing page, and launch strategic email marketing campaigns to active buyers and local agents.

Our comprehensive digital strategy is designed to drive traffic, encourage showings, and position your home to attract competitive offers. Every step is thoughtfully executed to ensure your property stands out in a crowded market.





DEAR HOMEOWNER,

Thank you for the opportunity to share how Rise Real Estate can help you sell your home with confidence. Selling a home is a major decision, and my goal is to make the process seamless, stress-free, and successful.

At Rise Real Estate, we combine a strategic marketing plan with personalized service to maximize exposure, attract serious buyers, and achieve top results. From professional photography and cinematic video to drone footage, targeted social media, and email campaigns, every detail is designed to showcase your home at its best.

What sets us apart is our commitment to guiding you every step of the way, protecting your interests, and delivering measurable results. I look forward to partnering with you to create a smooth, successful sale.

Sincerely,
[Your Name]

