

TomFerry ROADMAP

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Why Are You Here?





What are the TOP 3 problems in my business?



Outcomes:

Attract & Win More Listings! Get into "the right" action! Learn from Top Agents! Win your fee's with buyers! Get Organized & Prioritized! **Have Fun!**





Lourdes MAESTRES

♀ FORT LAUDERDALE, FL **➡** THE MPH TEAM

GCI 3 Years Total: **\$8.06M**Volume 3 Years Total: **\$302M**Units 3 Years Total: **567**





Jimmy MACKIN

ListingLeads.com





"What have I learned after 3 decades & 70,000 hours of coaching?"

All Great Businesses have Six things in common...

- 1. Great Mindset!
- 2. Great Brand!
- 3. Great Product! (Listings/Service)
- 4. Great Marketing!
- 5. Great People!
- 6. A Great Operating System!



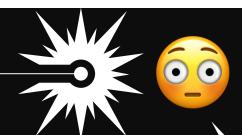
Here's the Challenge(s) to overcome!



Four converging forces impacting 2024

AN ELECTION YEAR RATE CUTS?

















Available

C Sarah Perkins 2024 Source: ARMLS

A CONTRACTOR OF THE PARTY OF TH
DODA
USEU

% Co-Broke Offered	# of Listings	Week over week change	% of Listings
2.5	9347	-	56.67%
3	4779		28.98%
2	1291	1	7.83%
2.25	503	-	3.05%
2.75	224	-	1.36%
0	136	1	0.82%
4	69		0.42%
1	47	-	0.28%
1.5	40	-	0.24%
3.5	32	-	0.19%
5	8	-	0.05%
1.75	6	-	0.04%
3.25	3	-	0.02%

Based on Active & Coming Soon Listings as of 4/3/2024 180 listings with no offer of compensation listed

% Co-Broke Offered	# Week o week of Listings chang	of Listings
2.5	3458	58.54%
3	1624	27.49%
2	387	6.55%
2.25	198	3.35%
2.75	115	1.95%
0	43	0.73%
4	40 🐥	0.68%
1	14	0.24%
3.5	13	0.22%
1.5	8 🖊	0.14%
5	6	0.10%
0.5	1	0.02%

Based on Closed Sales from 3/3/2024 to 3/30/2024 54 listings with no offer of compensation listed

% Co-broke offered rounded to the nearest 0.25%, limited to listings with a percentage co-broke offer only, 94% of listings

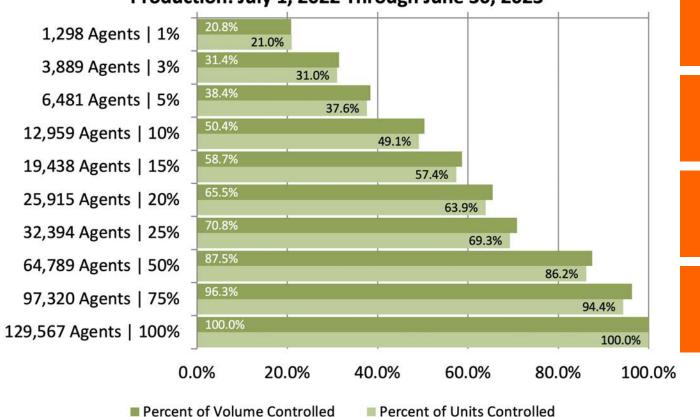


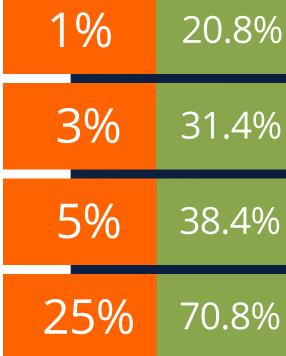
Here's the Challenge(s) to overcome!



5 Large MLS's by Listings Sold Data

Cumulative Percentile Share of Listings Closed Residential Volume and Units Controlled by Producing Member Agents of Selected US MLS Systems Production: July 1, 2022 Through June 30, 2023









49% of agents sold either 1 home or none at all in the past year: CFA

Agent 'glut' means part-timers are now the majority, leading to 'widespread incompetence and pressure to maintain high commission rates,' according to the Consumer Federation of America



It's the Real Estate Hunger Games...

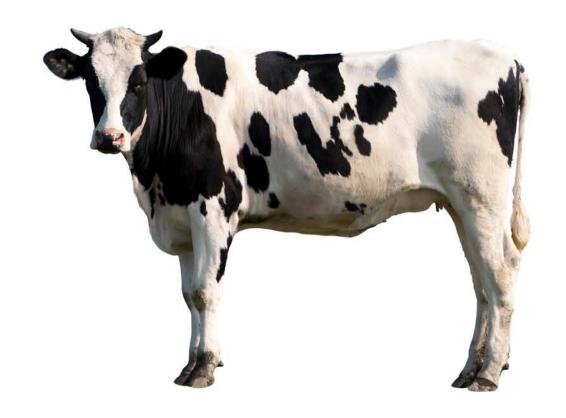






What's the difference between a BISON vs a COW?







What's the MOST under utilized marketable asset and agent has?



Listings!

"When was the last time you took the time to Reimagine how you market your listings to generate MORE!?"

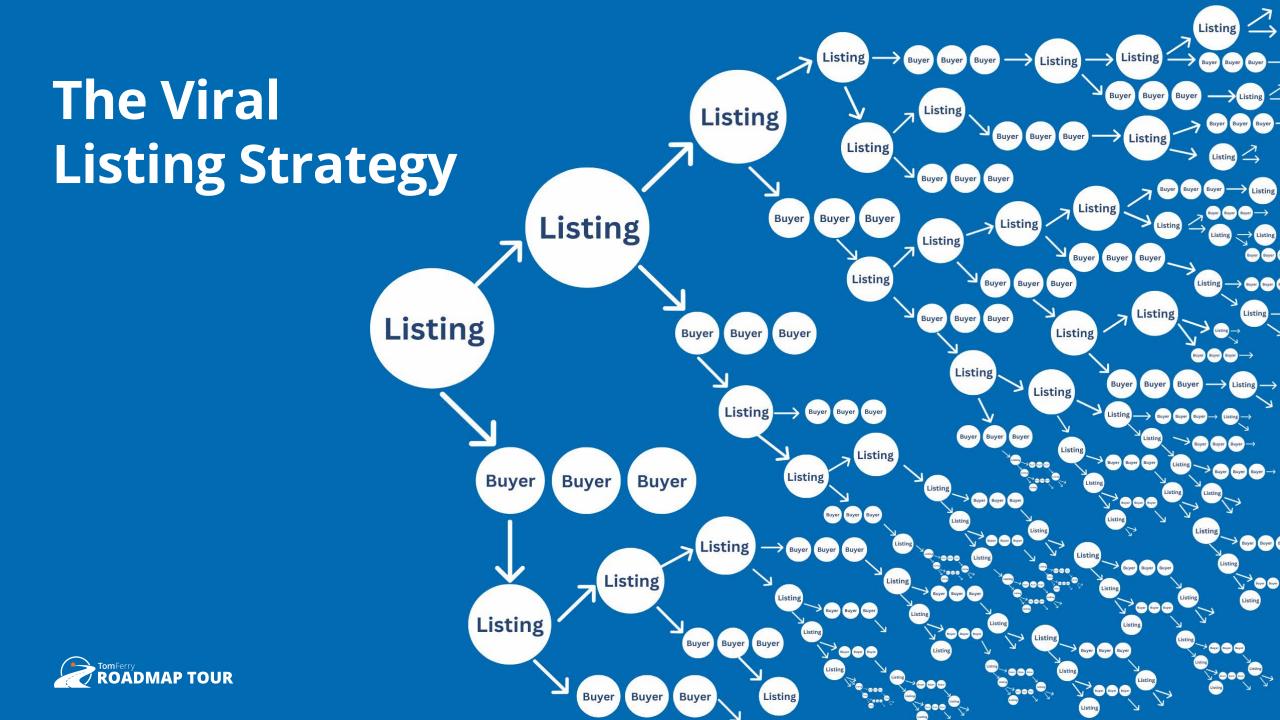




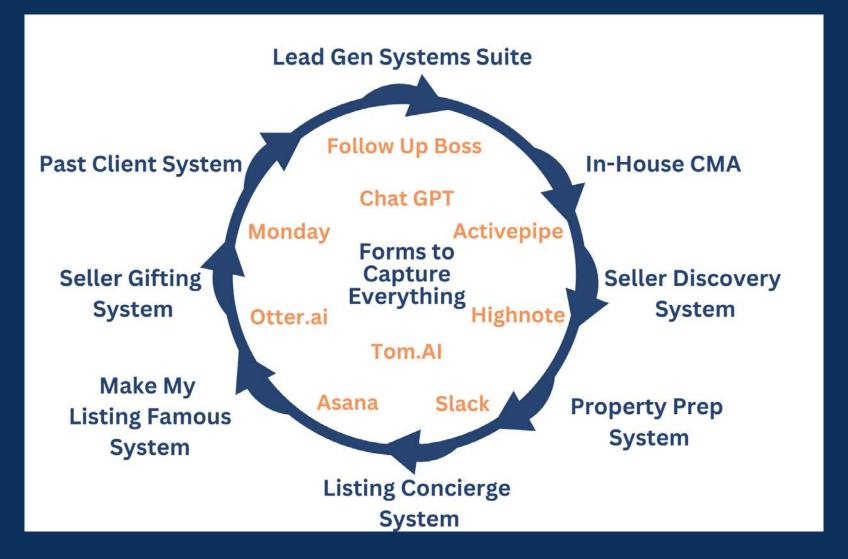


MORE Listings, From my Listings?





BUILD YOUR LISTING FLYWHEEL





How do I turn one into 2 listings?

1. Email your whole data base before your next listing appointment "I'm about to go meet with another potential seller..."



Listings



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Subject Line: : I'm about to go meet a potential seller..

I can't share too much yet, but I'm about to meet up with a potential seller who's thinking about listing their home.

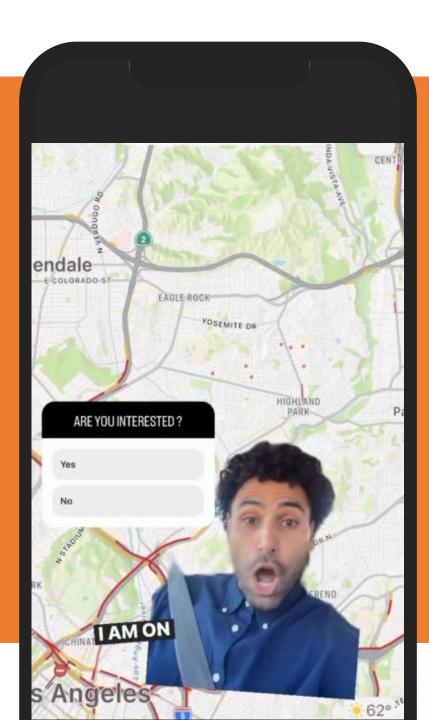
What I can tell you is that homes like this typically sell above ask in just a few days If you already know that you'll want the details, reply with "VIP."

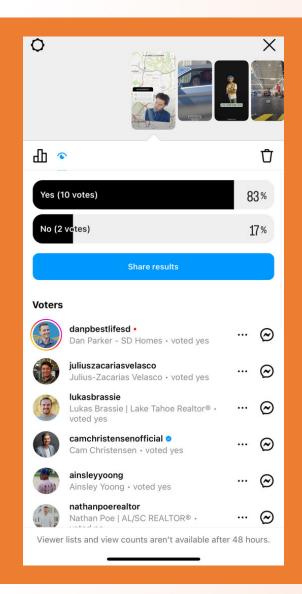
I'll add you to my VIP list, and send you more information as soon as I can.



Tell them what happens next







Convert the email to a "story" for even more engagement



How do I turn one into 2 listings?

- 1. Email your whole data base before your next listing appointment "I'm not sure if this is for you..."
- 2. Throw a Mega Open House for the neighbors!
- 3. Mail a "first time on the market in (x) years" mailer
- 4. If the properties "HOT" host a 8 hour open house!
- 5. Build an LP with all the details of the listing sale For pre and post marketing.
- 6. Do an Instagram posts "How many buyers will write an offer on this home?" and "Guess what this sold for?" with prizes.
- 7. How we did it Mailer (aka a just sold mailer) with a QR code.





WHO YOU WORK WITH MATTERS!

A home is worth what a buyer is willing to pay for it. The wrong agent and the wrong strategy will cost you thousands of dollars. Call Robert Mack if you're interested in selling while the market is still in your favor!

How We Did It!



CONTRACTOR PROPOSALS

- » Bulk Item Removal
- » Design/Staging
- » Pre-listing termite inspection
- » Grout cleaning and paint touch up

WEEK

SELLER PREPARATION

- » Minor Repairs Made
- » Grout cleaning and painting
- » Removal of all personal belongings
- » Light cosmetic upgrades

WEEK

DESIGN PROJECT+ PRE-MARKETING

- » Fully stage to show like a model home
- » Initiate coming soon marketing campaign

WEEK

ON MARKET

- » 22 Point RMG Modern Marketing Plan
- » Aggressive pricing strategy to maximize home exposure
- » Maximize accessibility
- » On Demand private showings
- » Open Houses

THE RESULT OF SUPERIOR MARKETING FOR **17402 JACARANDA AVE**

Dozens of people at the open houses opening weekend

Over 1,000 views on Zillow, Realtor.com and Redfin

Sold for \$46,000 above asking

Listed \$995,000

Sold \$1,036,000









The Robert Mack Group | 949.209.7309

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Robert Mack

Broker Associate (949) 209-7309 robertm@robertmackgroup.com

www.robertmackgroup.com

CalBRE: 01734565

This is not intended to solicit listed property. If your property is currently listed for sale with a broker, please disregard. Equal Housing Opportunity.



Who you work with matters!

A home is worth what a buyer is willing to pay for it. The wrong agent and the wrong strategy will cost you thousands of dollars. Call Robert Mack if you're interested in selling while the market is still in your favor!





Request your free home evaluation with NO STRINGS ATTACHED









How do I turn one into 2 listings?

- 8. Invite all neighbors to your next "Home Selling Seminar".
- A letter (hand addressed and hand stamped) magic buyer letter.
 We have more buyers and no inventory.
- 10. "Did You Hear About Your Neighbor" mailer with a QR code



Did you hear about your neighbor?



Creates Curiosity!





Did you hear about your neighbor?

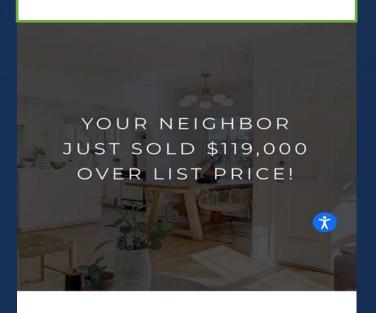


5,700 mailed. 1952 scans. 37 full form fills. 1.89%



The MONEY is in the Landing Page!





HERE'S THE STORY...



...looking to make a move out of state, and wanting to maximize the value of their home

a stephanieyounger.com







YOUR NEIGHBOR CALLED US...

...looking to make a move out of state, and wanting to maximize the value of their home.

WE GOT TO WORK

Our project manager created and executed a plan focused on strategic home improvements.

0% FINANCING

Our clients didn't have to come out-of-pocket for their home makeover by using our interest-free financing.

A BUZZWORTHY LAUNCH

Our marketing team created a special ev. that attracted 120+ active buyers.

MULTIPLE OFFERS

3 days after the launch event we received 8

■ stephanieyounger.com — Private

MASTERFUL NEGOTIATION

Our listing team used an offer deadline to create urgency and countered the strongest offers on price and terms.

FAST & EFFICIENT ESCROW

Our escrow team handled every step of the process and was able to close in 12 business days - 50% faster than usual.

SUCCESSFUL CLOSE



Through our comprehensive process and team of specialists, we helped our clients achieve 25% more per foot than the most recent comparable sale.

8429 REGIS WA'

Our team's marketing strategy and implementation resulted in these sweet results:



■ stephanieyounger.com — Private



8429 REGIS WAY

Our team's marketing strategy and implementation resulted in these sweet results;

\$119,000

Over The Asking Price

77

Offers

8

Days on Market

\$1,418,429

Sold Price



\$1,189



Price Sold Per Sq Ft

a stephanieyounger.com — Private

48,673

Total Media Views

DO YOU HAVE A SIMILAR GOAL?

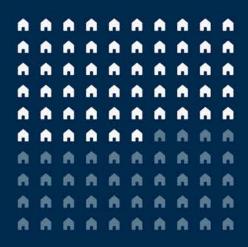
Let's chat.

Name	
Email	
Email *	
Phone	
Phone	
Address	
Address	•

stephanieyounger.com — Private







56% of your neighbors did this.

Are they crazy?



Let me guess: You've been considering selling but haven't yet made the move because you're locked into a fantastic interest rate.

You might be surprised to learn that 56% of homes sold in Auburn, NH, in the last 6 months featured an interest rate lower than 3.5%.

In the last 30 days, I've spoken with 12 clients contemplating selling, and the #1 thing holding them back? You guessed it—their interest rate.

It feels like they're hostages to their mortgage payment

So, what does this all mean?

If the only thing you like about your home is the interest rate, it might worth having a quick call - my personal cell is 617-921-5263

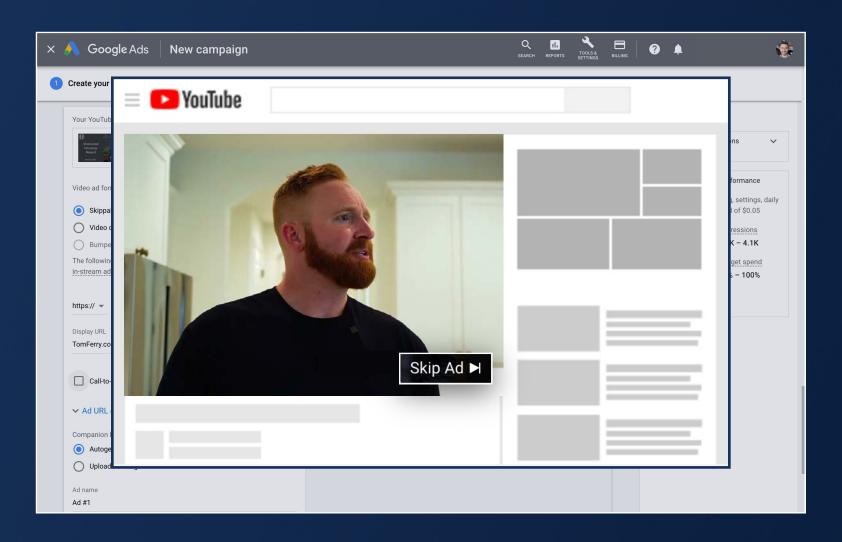
I look forward to hearing from you, Jimmy Mackin



3% Campaign



YouTube Commercials







How do I turn one into 2 listings?

- 8. Invite all neighbors to your next "Home Selling seminar".
- A letter (hand addressed and hand stamped) magic buyer letter.
 We have more buyers and no inventory.
- 10. "Did You Hear About Your Neighbor" mailer with a QR code
- 11. Circle dial around recent listings sold. "Did you hear about your neighbor?"
- 12. Social/display ads. YouTube ads about the story of selling the home
- 13. Call every FSBO/Expired near by "Did you see what happened to 1272 Banana street?"



The Viral Listing Listing Listing **Listing Strategy** Listing Listing Buyer Listing Buyer Listing Listing Buyer Buyer Listing Listing Buyer Listing Listing Buyer Buyer Listing Listing Listing Listing Buyer Buyer **Buyer** Listing Listing Listing Buyer



What will ladd?





MORE Listings?





Q: How many <u>clients</u> & <u>sphere</u> vs prospects in my database?



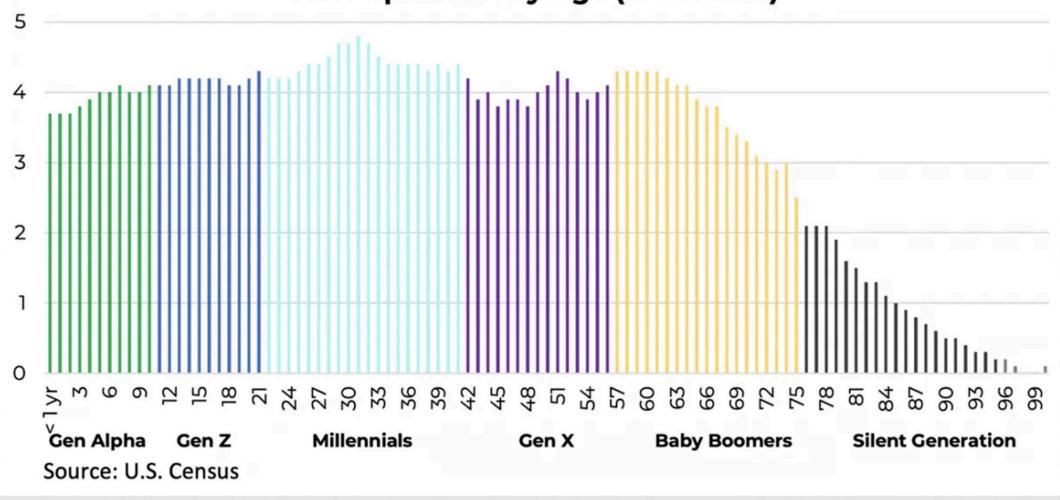
From Life **Events**





Generational Cohorts - at a glance

U.S. Population by Age (in millions)







Homeowners ask about the market, But what they really want to know...

"Is my equity safe?"

"Appreciation or depreciation?"

& "How will this market effect my future plans?"





Want the easiest way to deliver value and elegantly discover who's considering making a move?





How Much Equity Did You Gain?



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How much equity did you gain in 2023?

I'm setting aside a few hours this week to put together home equity reports for my clients.

These reports are more comprehensive and accurate than what you'd get from an online tool.

Can I send you one for your home?

Let me know!

Happy New Year, Jimmy



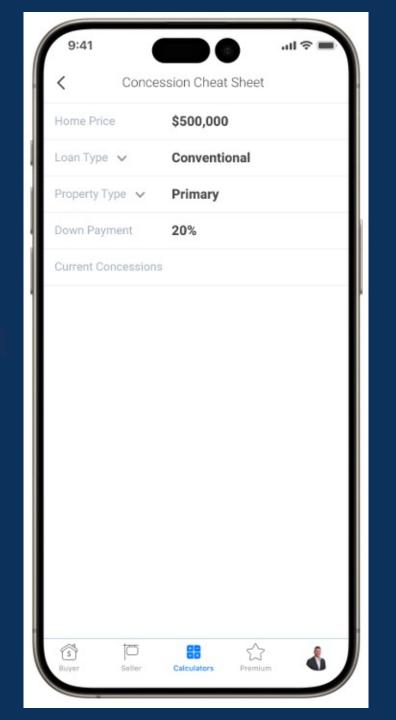
PalmAgent

Real Estate's #1 Closing Cost App



TOMFERRY ROADMAP TOUR

@the.mangin.team



SELLER CONCESSION CHEAT SHEET

Listing Price \$500,000

Loan Type	Property Type	Contribution Type	Down Payment	Seller Contribution
Conventional	Primary & Secondary Home	Closing Costs, Prepaid items, & Discount Points	Less than 10% — 10-25% — More Than 25% —	→ \$15,000 3% → \$30,000 6% → \$45,000 9%
Conventional	Investment	Closing Costs, Prepaid items, & Discount Points	15% or more	\$10,000 2%
FHA	Primary	Closing Costs, Prepaid items, & Discount Points	3.5% or more	\$30,000 6%
VA	Primary	Closing costs, prepaids, and up to 2 discount points Funding fee, additional discount points, and debt payoff	N/A	→ Unlimited → \$20,000 4%
USDA*	Primary	Closing Costs, Prepaid items, & Discount Points	N/A	\$30,000 6%

*All numbers are estimates only. Please obtain final number prior to closing.



Lori Spence Spence Realty

(312) 413-8247 lori@spencerealty.com www.spencerealty.com TREC#: 653311 NMLS#: 52-0021 Corporate DRE#: 475631 License#: 321171

License#: 321171

2331 Magnolia Drive
Los Angeles, CA 90021







PalmAgent

Real Estate's #1 Closing Cost App







Name Your Price



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Subject Line: Name your price

Hi Jimmy,

Could you finish this sentence for me?

"If I could sell my house for ______, I would list my home this fall. I can't wait to hear your answer



Would you sell before (X) date?



000

Subject Line: Before April 15th?

Hi (name), This may not be for you, but if I could sell you home for 7 to 10% more than your Zillow zestimate, would you sell before April 15th?

If you're interested, lets connect,

Tom Ferry Your Agent



000

Subject Line: An offer you can't refuse?

Ask a Question That Starts the Conversation

If a buyer offered you more than 15% above your Zestimate, would you sell?







What am I Committed to?







Lourdes MAESTRES

♥ FORT LAUDERDALE, FL

THE MPH TEAM

GCI 3 Years Total: **\$8.06M**Volume 3 Years Total: **\$302M**Units 3 Years Total: **567**



All Great Businesses have Six things in common...

- 1. A Great Mindset!
- 2. A Great Brand!
- 3. A Great Product! (Listings/Service)
- 4. Great Marketing!
- 5. Great People!
- 6. A Great Operating System!



?

How are you Differentiating Yourself?







"Those without a BRAND, compete on PRICE."



My Brand Is

My face, it's me My words, my stories My tone, how it makes people feel My reviews/reputation/track record My distribution – where & how often The body of my work – in all mediums It's what my clients say about you (W.O.M.A.N)



The UPPA method

Unique Factors
Problems I can solve
Passion
Action

What are my Unique Factors?







"Exploit your uniqueness in the service of others & you win."



W

- hat are my uniquely qualified to do? What have I done for someone in the past (*professionally*) that left them in awe or overly grateful for?
- What do the vast majority of agents do in the market, that drive consumers to anger or bad reviews?
- Could it be, a willingness to do more, a level of work, sweat equity that others simply don't have?
- Is it influence, salesmanship, negotiation skills, agent relationships for the off markets?



What are my uniquely qualified to do?

- You are most uniquely positioned to be of service to someone like you, from your past.
- What am I really good at?
- How do I plus and enhance what I do that works?
- How do I convert it into a "method" or a "process" that I can market as my own?



So, what are MY Unique Factors?





What Problems do your clients face in this market?





Problems.

- What's the big or small problem you most want to solve?
- What's the problem you're most uniquely qualified to solve from your past?
- If you solved the problem, what happens? Who wins?
- If you don't solve it, what happens? Who loses?



What am I passionate about?





Passion: What are you absolutely passionate about?

- → Is it connected to your business?
- Could it be? How do we connect the dots?
- How do we keep you focused on THAT? Vs mixed messaging.

"Remember diluted focus creates diluted results."



"How do we connect the dots between your Passion and the Problems you want to solve for your clients?"



Action.



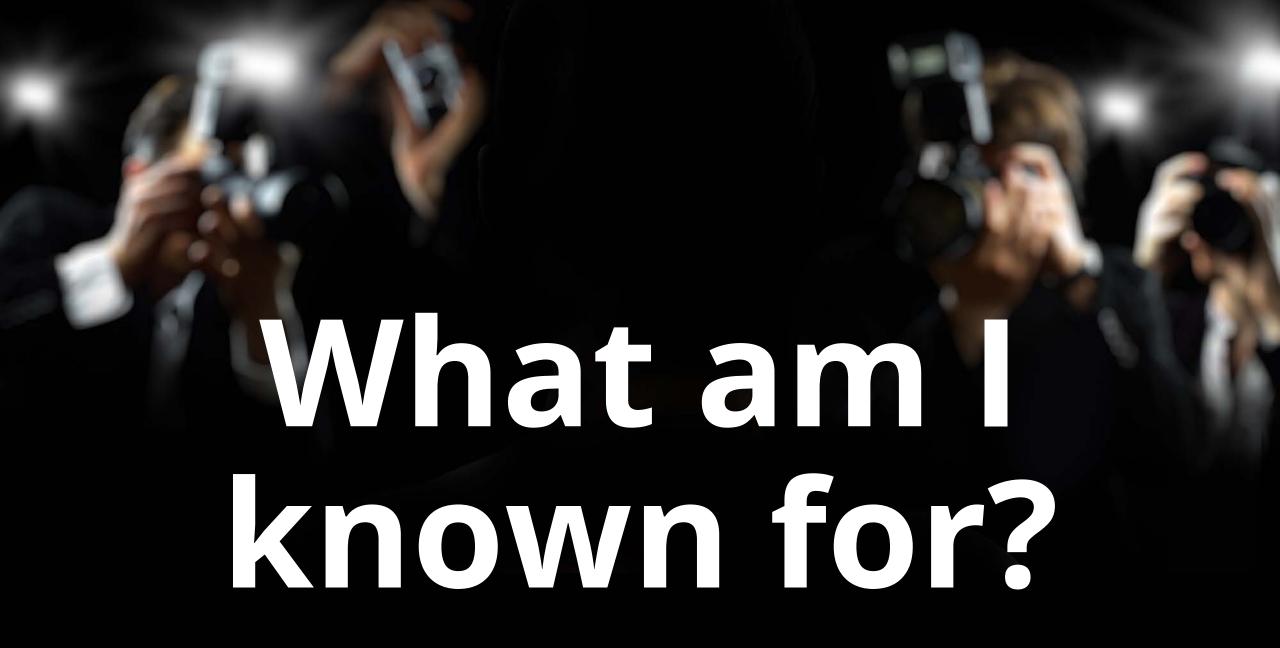














PHIL GERDES

SOCIAL

MATT CURTIS

BILLBOARDS

SHANNON GILLETTE

TELEVISION

MAUREEN FOLAN

MAILERS

KRIS WEAVER

RADIO ADS



VIDEO





"Your Brand gets Enhanced (+/-) by your Associations"





Vincent KESSEL

Q JUPITER/PALM BEACH AREA, FL

COMPASS

KESSELLUXELIFESTYLES

2022

Invested: \$38,089.44

RDC Volume: \$11,217,188

RDC GCI: \$281,104

2023

Invested: \$49,043.36

RDC Volume: \$22,210,000

RDC GCI: \$572,600



realtor.com®



?

How else can l Differentiate Myself?







Answer this about your Brand...

"What am I FIRST in our market to do"

"We're the ONLY (x) to (y)"

"We are the most (x) in (city/community)"



Samples...

"We're the FIRST to offer a Guaranteed Sale"

"I'm the ONLY agent to Pay For Your Pre-Selling Home Improvement"

"We are the most REVIEWED Team in North-West Houston"



Its the tale of the two











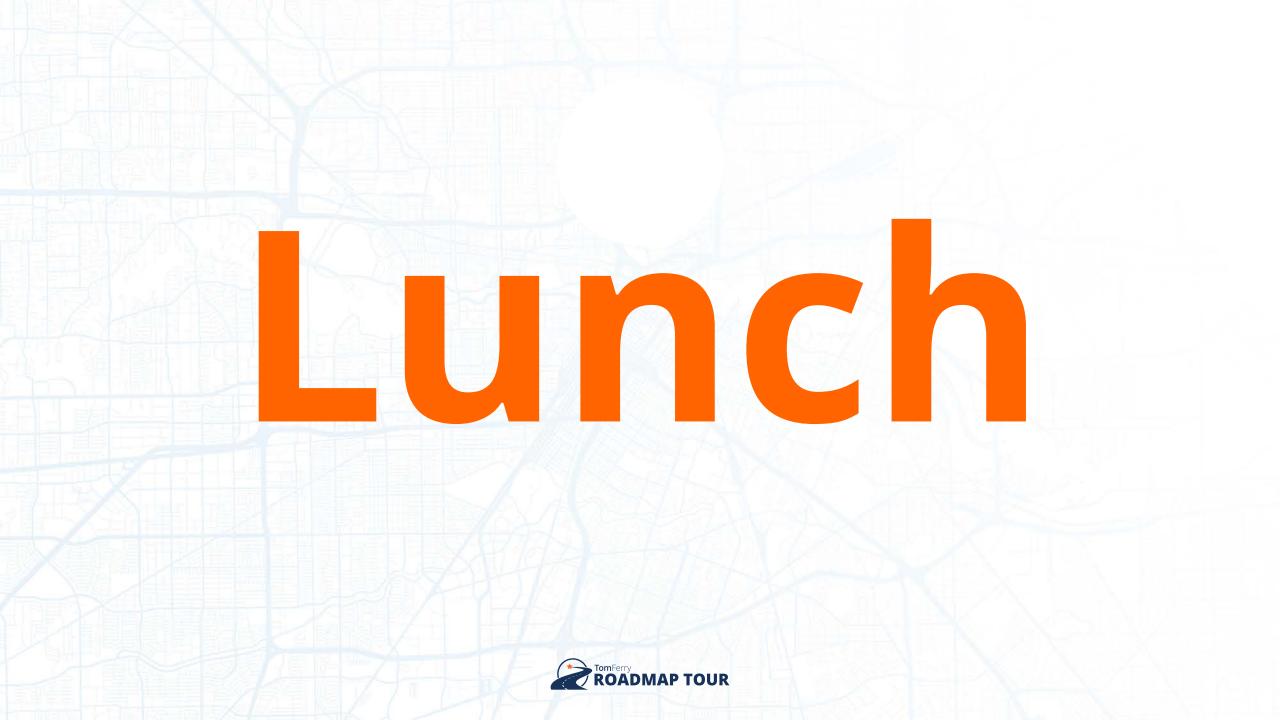
What am I committed to regarding my Brand?



The biggest risk is NOT taking any risk. In a world that's changing quickly, the only strategy that's guaranteed to fail is NOT taking risks.

(Mark Zuckerberg)







Jimmy MACKIN

ListingLeads.com





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Agents' Roles are Changing

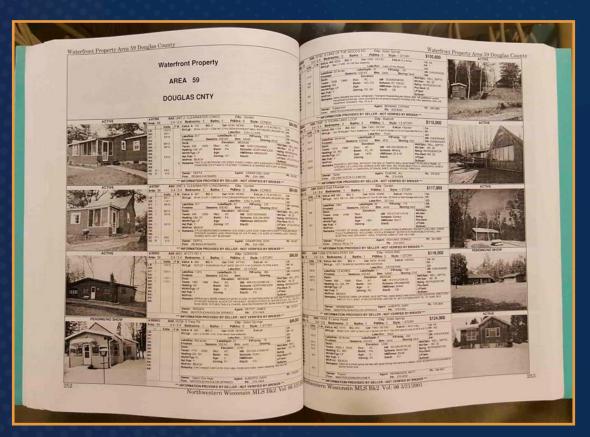


"The only thing that's constant is change"

10M

PREDECESSOR

SUCCESSOR





PREDECESSOR

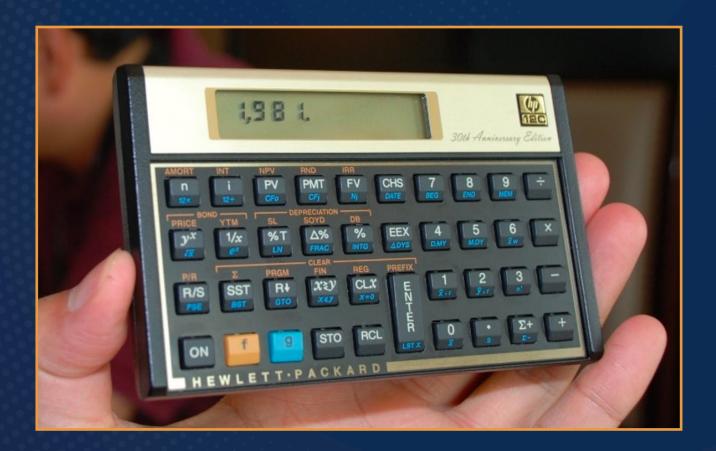
1 Thomas Guide 1 Los Angeles and Orange Counties Street Guide and Directory Now Including **ZIP Codes & Boundaries** ■ 1.129 New Streets ■ Updated Annually ■ Over 5,030 Square Miles Covered ■ NEW - School Listing in Points of Interest Index ■ Companion to the Thomas Guide DigitalEdition" DETAIL WAY COVERIGE NAMES IN TRALES

SUCCESSOR





PREDECESSOR



SUCCESSOR





What did you do during the pandemic?



DDay +62

Co-Broke Offered to Buyers' Agents Other commissions may be or have been negotiated elsewhere between the parties

Available

© Sarah Perkins 2024 Source: ARMLS

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% Co-Broke Offered	# of Listings	Week over week change	% of Listings
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2	1154	1	7.07%
2.25	472	1	2.89%
2.75	249		1.52%
0	116	1	0.71%
4	102	-	0.62%
1	47	•	0.29%
3.5	35	•	0.21%
1.5	35	-	0.21%
5	10	-	0.06%
1.75	7		0.04%
3.25	3	-	0.02%

Based on Active & Coming Soon Listings as of 3/13/2024	1
162 listings with no offer of compensation listed	

% Co-Broke Offered	# of Listings	Week over week change	% of Listings	
2.5	3346		58.75%	
3	1572		27.60%	
2	341	1	5.99%	
2.25	186		3.27%	
2.75	107		1.88%	
4	57		1.00%	
0	42		0.74%	
1	14		0.25%	
1.5	12		0.21%	
3.5	10		0.18%	
5	6		0.11%	
0.5	1	-	0.02%	
1.75	1	\Rightarrow	0.02%	

Based on Closed Sales from 2/18/2024 to 3/16/2024 56 listings with no offer of compensation listed

% Co-broke offered rounded to the nearest 0.25%, limited to listings with a percentage co-broke offer only, 94% of listings









It's now a prerequisite: Agents & Teams must Know, **Show & Demonstrate Their** Value to Earn a Fee



Do I have discounters to high value brokerages in my market?



We're now applying for the job to represent buyers in their home purchase.

- Explain the agency, contracts, listing side, buy side, title, escrow and attorneys regarding settlement.
- Articulate the value you deliver to your buying client.
- Share your supporting members of the transaction.
- Share the agreement options & how you get paid a fee for your services.



In 2018 I shared...

"Smart agents & teams will begin educating & marketing their "PROCESSES" that emphasize how to make buying "easier", "more convenient", less stressful", "protecting their interests", even "safer"... FIRST!



How much do I Prepare for a Listing Appointment?

How do I answer the question...

"What else? Or Why hire me vs another agent?"

- Testimonials/reviews from clients
- Your sales track record (case studies)
- Your access to "pocket listings"
- Your ability to attract listings, where there are no homes for sale
- Examples of your ability to negotiate
- Your agent to agent relationships (examples)



Know, Show & Demonstrate!

There's been a lot of talk about what agents do when representing buyers in their home purchase...

I take my business... and helping you succeed... very seriously. So I took the time.. to list out the first of 90 ways.. I help my clients identify, negotiate and ultimately successfully close on their new home... can I share?"



Courtesy of The Svelling Group

BRAND & LAMINATE





- Schedule Time to Meet for a Strategy Session
- 2. Prepare Guide & Educational Presentation
- 3. Meet and Discuss Goals and Non-Negotiables
- 4. Explain Agency Relationships
- 5. Discuss Different Types of Financing Options
- 6. Help Find a Mortgage Lender
- 7. Obtain Pre-Approval Letter from Lender
- 8. Provide Resources to Research crime in neighborhoods, school ratings, etc.
- 9. Provide Overview of Current Market Conditions
- 10. Explain Company's Value



- 11. Discuss Earnest Money Deposits
- 12. Explain Home Inspection Process
- 13. Educate About Local Neighborhoods
- 14. Discuss Foreclosures & Short Sales
- 15. Gather Needs & Wants of Next Home
- 16. Explain School Districts Effect on Home Values
- 17. Explain Recording Devices During Showings
- 18. Learn All Goals & Make A Plan
- 19. Create Internal File for Records
- 20. Send Homes Within Their Criteria



- 21. Start Showing Homes as Requested
- 22. Schedule & Organize All Showings
- 23. Gather Showing Instructions for Each Listing
- 24. Send Showing Schedule
- 25. Show Up Early and Prepare First Showing
- 26. Look for Possible Repair Issues While Showing
- 27. Gather Feedback After Each Showing
- 28. Update When New Homes Hit the Market
- 29. Share Knowledge & Insight About Homes
- 30. Guide Through Emotional Journey



- 31. Listen & Learn at Each Showing
- 32. Keep Records of All Showings
- 33. Update Listing Agents with Feedback
- 34. Discuss Homeowner's Associations
- 35. Estimate Expected Utility Usage Costs
- 36. Confirm Water Source and Status
- 37. Discuss Transferable Warranties
- 38. Explain Property Appraisal Process
- 39. Discuss Multiple Offer Situations
- 40. Create Practice Offer to Help Prepare



- 41. Provide Updated Housing Market Data
- 42. Inform Showing Activity Weekly
- 43. Update on Any Price Drops
- 44. Discuss MLS Data at Showings
- 45. Find the Right Home
- 46. Determine Property Inclusions & Exclusions
- 47. Prepare Sales Contract When Ready
- 48. Educate on Sales Contract Options
- 49. Determine Need for Lead-Based Paint Disclosure
- 50. Explain Home Warranty Options



- 51. Update Pre-Approval Letter with Each New Offer
- 52. Discuss Loan Objection Deadlines
- 53. Choose a Closing Date
- 54. Verify Listing Data Is Correct
- 55. Review Comps to Determine Value
- 56. Prepare & Submit Offer to Listing Agent
- 57. Negotiate Offer with Listing Agent
- 58. Execute A Sales Contract & Disclosures
- 59. Once Under Contract, Send to Escrow Company
- 60. Coordinate Earnest Money Wire Transfer



- 61. Deliver Copies to Mortgage Lender
- 62. Obtain Copy of Sellers Disclosures
- 63. Deliver Copies of Contract/Addendum
- 64. Obtain A Copy of HOA Bylaws
- 65. Keep Track of Copies for Office File
- 66. Coordinate Inspections
- 67. Meet Home Inspector at The Property
- 68. Review Home Inspection
- 69. Negotiate Inspection Objections
- 70. Get All Agreed Upon Repair Items in Writing



- 71. Verify any Existing Lease Agreements
- 72. Check in With Lender To Verify Loan Status
- 73. Check on the Appraisal Date
- 74. Negotiate Any Unsatisfactory Appraisals
- 75. Coordinate Closing Times & Location
- 76. Make Sure All Documents Are Fully Signed
- 77. Verify Escrow Company Has Everything Needed
- 78. Reminder to Schedule Utilities Transfer
- 79. Make Sure All Parties Are Notified of Closing Time
- 80. Solve Any Title Problems Before Closing



- 81. Receive and Review Closing Documents
- 82. Review Closing Figures
- 83. Confirm Repairs Have Been Made by Sellers
- 84. Perform Final Walk-Through
- 85. Resolve Any Last-Minute Issues
- 86. Get CDA Signed by Brokerage
- 87. Attend Closing
- 88. Provide Home Warranty Paperwork
- 89. Facilitate Transfer of Keys and Accessories
- 90. Close Out File



Courtesy of The Svelling Group

BRAND & LAMINATE





What else could you add to stack the cool or create D.O.S?



How do I answer the question...

"What else? Or Why hire me vs another agent?"

- Testimonials/reviews from clients
- Your sales track record (case studies)
- Your access to "pocket listings"
- Your ability to attract listings, where there are no homes for sale
- Examples of your ability to negotiate
- Your agent to agent relationships (examples)



Know, Show & Demonstrate!

"Are you familiar with the 24 different terms that I'll be negotiating on your behalf? Let's take a minute and review...



24 Terms Negotiation

- Purchase Price
- Earnest Money Deposit
- NHD Report Fees
- City Transfer Tax
- County Transfer Tax
- Private Transfer Tax
- HOA Transfer Fees
- HOA Prep Fees
- Pest Inspection Report
- Home Inspection Report
- Other Inspection Reports (ie. Roof, Sewer/Septic, Rodent, Defensible Space)



- Home Warranty
- Inspection Contingency
- Appraisal Contingency
- Home Repairs
- Pest Clearance
- Loan Contingency
- Days until Close of Escrow
- Appliances
- Government Requirements
- Notice to Perform
- Liquidated Damages
- Arbitration of Disputes



What stories will be shared here?

Know, Show & Demonstrate!

"I'd love to APPLY for the job of being your REALTOR®...

What questions do you have about what we do, how we get paid?"



Know, Show & Demonstrate!

Let's talk about the various ways I could get paid for my services...

I do everything I shared here... and for this I charge (x)% of the purchase price of the home...

The options for my fee's are...

- The home seller has already set aside through a seller concession, my fee.
- 2. The seller set aside... less than the fee I charge... and its up to me to negotiate...
- 3. The home seller set aside.. no fee for the buyer agent... and we have to decide how I get paid for the services I provide...

What questions do you have about these three scenarios?



How will I improve upon all of this?



If you're the cheapests

... people don't expect you to be the BEST.

If you're the dest

... people don't expect you to be the CHEAPEST.



What should I begin tracking

- Buyers, not currently under an agreement?
- Vs. Buyers under agreement, at what %?
 - New(er) seller objections?
- Listing professional service fee's & seller concessions?



Questions?





Am I 100% certain, I will win more business, in THIS market?





BICE a K



All Great Businesses have Six things in common...

- 1. Great Mindset!
- 2. Great Brand!
- 3. Great Product! (Listings/Service)
- 4. Great Marketing!
- 5. Great People!
- 6. Great Operating System!



"Every listing, every sale and every appointment starts with a conversation."

(Time to start more of them)



Meaningful, valuable, personal conversations

Lead to discussions of the next move

Leads to listing appointments

Generates listings



Why Most Agents & Teams Fail to Earn What They Deserve?

UNDER 30 DAYS

MONTHS 2-3

MONTHS 3-6

MONTHS 6-12

12 + MONTHS

8%

27%

33%

22%

10%

BoomTown!



High Conversion Schedule

8:15am - 9pm

9am - 11am

11am - 12pm

12pm - 1pm

1pm - 3pm

3pm - 6pm

6pm - 9pm

Prior 24hr follow up

10/10/8/2 – make calls, set appts!

Training or staff meeting

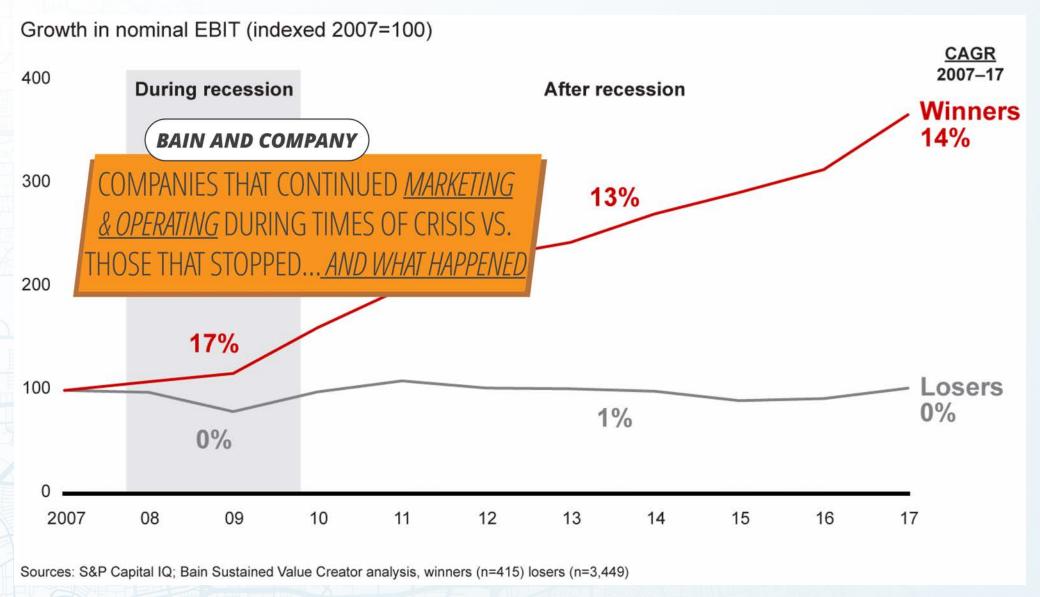
Working lunch (simple follow-up / text / emails)

Personal time / errands / attend closings

Showings / afternoon prospecting

Quiet time @home / correspondence







7

Add scalable lead generation platforms

100's of Additional Referral Companies











































TopAgentsRanked























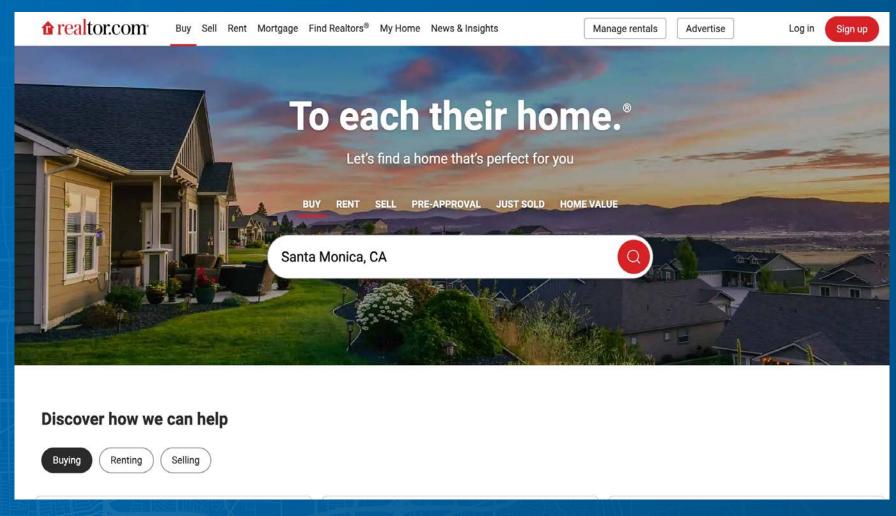








Scalable Platform: Realtor.com







REALTOR.COM

NIKKI WEISS

Years in Real Estate: 7

2022 Results

Transactions: 142

Volume: \$88,046,878

❖ RDC: 61

2023 (C&P)

Transactions: 24

Volume: \$10,995,597

* RDC: **14**



Nikki Weiss - By the numbers

Return on investment % Of business attributable to realtor.com New agent conversion rate*
Experienced agent conversion rate Roughly
Average monthly investment
Team agent size
Average leads to agents per month

*So a 2% conversion rate means that, for every 100 leads the agent receives, they end up with 2 closed transactions.

**Not all agents take leads.

500% (5X)

47%

1%-2%

4%-6%

100 buyer conversations = 1-2 sales in next 90 days

\$14,000 per month

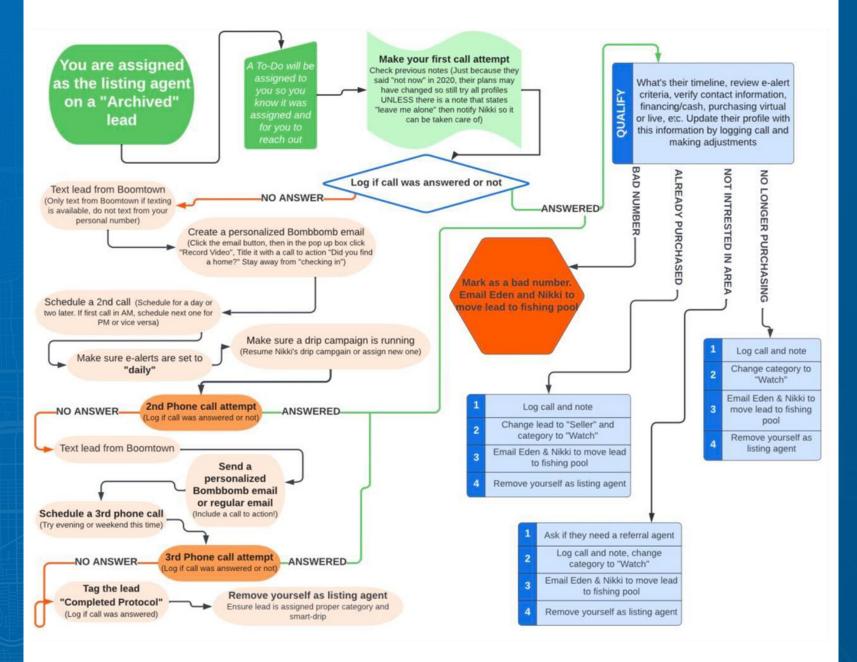
15

25**

Breakdown of conversion time from leads received to when leads closed



MONTH DURATION	2020	2021	YTD 2022 (6/12/22)	
0-3 MONTHS	45	31	18	
3-6 MONTHS	14	21	6	_
6-12 MONTHS	18	24	10	
12+ MONTHS	28	19	16	7





Even with hurricanes & rate changes my coach provided the outside perspective, insights, encouragement and accountability to follow through & convert. — Nikki Weiss



Oo I believe I'm capable Q: of doing more business?

Q: How will 2024 be different?



Interested

Committed?

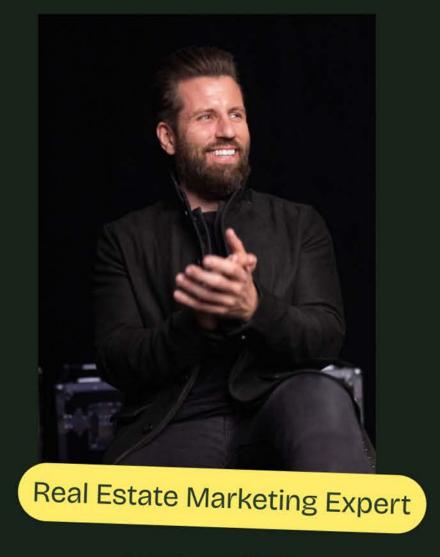




#1 coach in Real Estate



100k in 100 Days



TOM FERRY JIMMY MACKIN

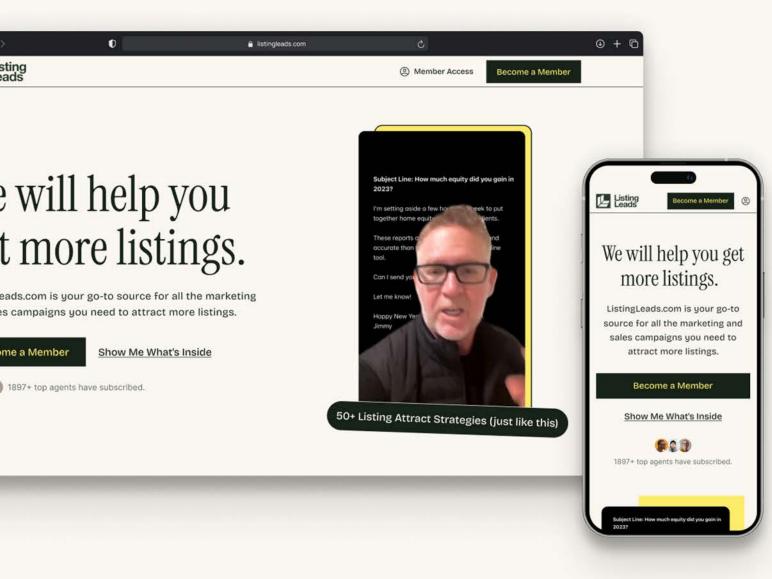


2,394
Agents

7,404
Listings

10,837
Buyers





What's included in Listing Leads

You'll get instant access to the best listing attraction









with new drops every month.





Win More Listings!





How can we install more structure to the business?





5 Things







What are My Top 3 Personal Goals for Q2?

Relationships?
Health?
Spirit?
Savings?
Contribution?



"Remember, if it's not in my schedule, it doesn't get done!"







Reimagine My Schedule

- 1. A morning routine that fires you up! (capture on social)
 - Exercise
 - Mindset Gratitudes, Prayer, Learning, Check-ins
- 2. Office at the same time (Discipline)! (capture on social)
- 3. Business morning routine
 - Daily hot sheets (capture on social "Did you know?")
 - Role play
 - 5/5/4/2
- 4. Managing your business, transactions, marketing
 - (capture on social)
- 5. Going on appointments
 - (capture on social)





- 1. Weekly Dashboard Review/Commitments
- 2. Weekly Marketing Meeting
- 3. Weekly Sales Improvement Meeting
- 4. A Focused Weekly Coaching Session



Tom's 5 F's: FOCUS



What are your 3 most important goals for the quarter?



Get It Up & Visual!



1 PROFITABILITY +0 35% - LIST 500 PROPERTIES - ADD 48 AGENTS

SALES OPERATIONS		MARKETING	RECRUITING	FINANCE / LISTINGS	
· 411 units, 170 M volume, · 17 carversian by 5%	Scale for 10 new agents/month streamline training platform operationalize conversion	2 transactions for every listing 1% conversion of database 50 clased deals from social media	· +24 legacy agents		
Conversion Tracking System Trainval-Lessons Trainval-Video Support Lead Rotation Management Mentor Trainving Establish Tless Victoral for bollpen Tracking System Hise 15A Train 16A	Trainual - Orbharding Trainual - New Agent Training Trainual - Exp Agent Training Trainual - All JMO Processes KPI Tracking System Campaigns for Zip codes Cognito Sold com Google Voice Last Pacs ISA System(c) Action Plan-Buyer under Cantract Action Plan-Seiler Under Cantract Agent Checkiist / Task Perminders Crisle Dial Google Penews	Fisher Syran Fisher (24) Recruting Emails (24) Buyer Presentation you Tube Ads Google PPC VIDEO Listing Campaign Fauntle Ports Professional affer. Listing Campaign Professional affer. Listing Campaign Fauntle Ports Lead Societ Lead Societ	_ calls per day _ interviews per week @1 event	5160 - CTE Tracking System Petervals Legacy Pod Leaders 2026 Budget List to Lose process refinement Supra (sugn pick up client og time email Stack until closing Caption vault Listing Coordinator Hire	

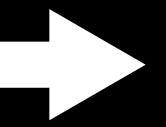


Jamie McMartin

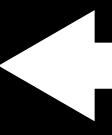
Celler - Listings Live.
Seller - Under Centract
Bager - Bayer guarantee.
Bayer - Lasting of lames
Bayer - Classing table.

When we

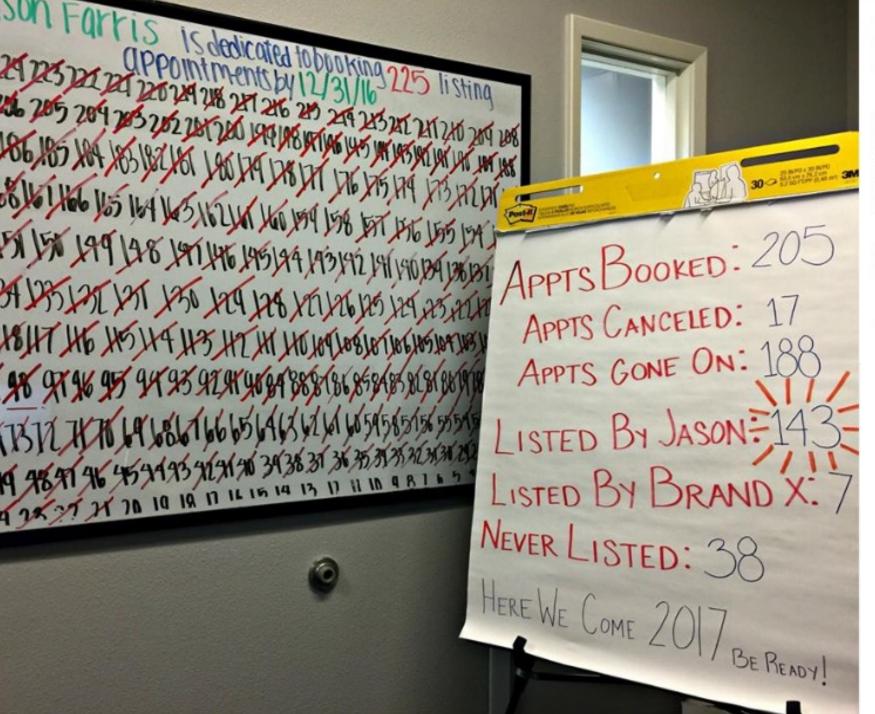
MEASURE PERFORMANCE,



Performance Improves









Follow · January 6 · I

I was asked to post my final numbers from my 2016 individual listing appointment goal board here in this group (previously posted in Elite group) - I hope it inspires you. I'm excited for the new year because now I truly know what is possible.

I am over flowing with gratitude! Big thanks to Steve, Tom and the entire TF community.

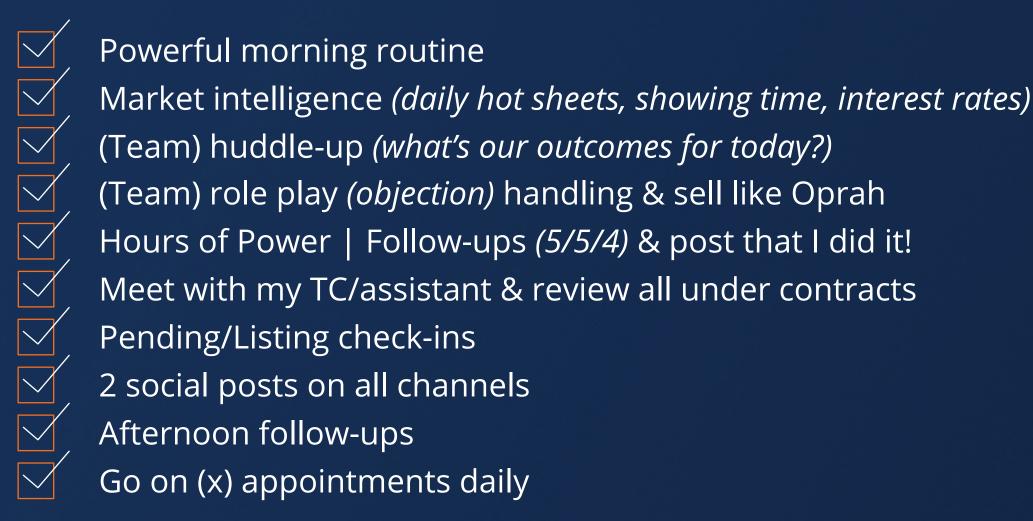
Like Comment



The 3 most important checklists



Daily Checklist





Weekly Checklist

- Film 1 to 2 shows
- Study competition
- Review my #'s (week, month, year)
- Coaching sessions
- Powerful skill development
- Team meeting
- Review projects (Do/Doing/Done)
- Project "do" time (working on my business)

- All seller's follow-up
- Manage / execute marketing plan
- Book (x) appointments
- List (y) homes
- Sell (z) homes
- Close (a) houses
- Preview properties for clients
- Virtual / open house / mega open house prep



Monthly Checklist



Be the CEO, review everything in my business!



Review plan to actuals (with my manager/coach)



Budget review (with my manager/coach)



Set aside (X%) for taxes



Set aside (Y%) for investment



Review next month / quarter marketing campaigns



Review the monthly results & action plans for next!





For things to change



Things have to change



What am I Committed to?







Save the date!

Dallas, TX **August 27-29, 2024**



tomferry.com/SUMMIT





Why Most Agents Fail to Earn What They Deserve?

UNDER 30 DAYS

MONTHS 2-3

8%

27%

MONTHS 4-6

33%

MONTHS 7-12

22%

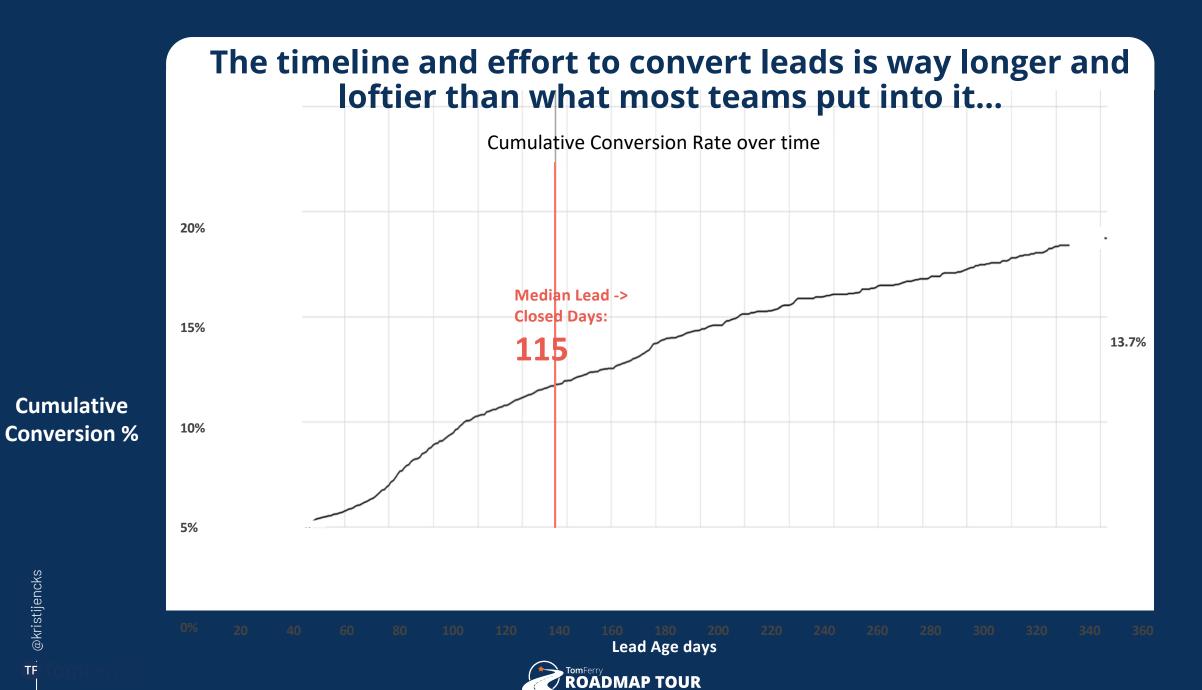
12 + MONTHS

10%

Most quit here



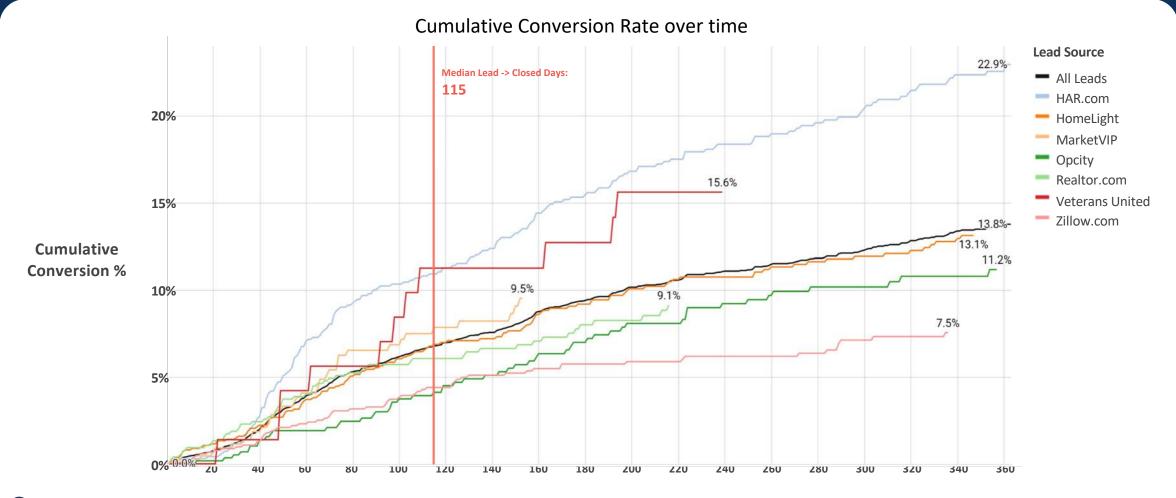




@kristijencks

TF

There are plenty of leads from different sources. Do you have the practices to convert them?





It's not the Leads, it's the Follow Up

Lead "Batting Averages" on Closed - By Assigned Agent; At least 15 total closed or missed transactions

Assigned Agent	Leads	Closed	% of Leads Closed	Missed	% Share of Closed to
John	235	6	2.6%	17	26%
Christine	261	6	2.3%	25	19%
Alex	2090	9	0.4%	184	5%
Jennifer	332	9	2.7%	27	25%
Jake	141	9	6.4%	12	43%
Kayla	153	4	2.6%	11	27%
Kristina	209	8	3.8%	25	24%
Lindsay	188	7	3.7%	23	23%
Matt	242	7	2.9%	27	21%
Cal	252	7	2.8%	33	18%
Shannon	270	13	4.8%	26	33%
Joan Total	76	6	7.9%	10	38%
Total	4416	91	2.1%	419	18%



So What am I Really Saying?

I need a schedule that causes conversion

8:15am - 9pm 9am - 11am 11am - 12pm 12pm - 1pm 1pm - 3pm 3pm - 6pm 6pm - 9pm

Prior 24hr follow up

Have conversations, set appts (new + follow up)

Training or staff meeting

Working lunch (simple follow-up / text / emails)

Personal time / errands / attend closings

Appts / afternoon follow up/prospecting

Quiet time @home / correspondence



Stop Following Up, "Checking In" & Chasing

I bet you're a lot like me... and you work from a calendar... OR... "the fact that we're both busy people..."

Since you guys want to start the process in (time frame)

Buyer: Let's pencil in a time to touch base, get caught up on the market, interest rates, recent sales in (1/2 the time frame) so (month), beginning or end better for you? Beginning of the week or end? Morning? Afternoon? Okay... lets do (exact time) cell or zoom? Great I'll email you a calendar invite... (pause). Sent. (name) if ANYTHING comes up... would you just text me?



Stop Following Up, "Checking In" & Chasing

I bet you're a lot like me... and you work from a calendar... OR... "the fact that we're both busy people..."

Since you guys want to start the process in (time frame)

Seller: Let's pencil in a time to start the pre-selling strategy session... (1/2 the time frame) so... (month), beginning or end better for you? Beginning of the week or end? Morning? Afternoon? Okay... lets do (exact time) cell or zoom? Great I'll email you a calendar invite... (pause). Sent. (name) if ANYTHING comes up... just text me... in the mean time... don't do anything to home until our strategy session okay?



