

Megan Oh, CDRE®

1400 Preston Road, Suite 400 Plano, TX 75093

Office: (469) 656-8150

team@meganoh.com

Texas Real Estate Broker License # 678294

CURRICULUM VITAE

Megan Oh is a Certified Divorce Real Estate Expert™ and a Collaborative Professional with experience working as a neutral in divorce cases and handling the sale or division of real property in family law cases. Ms. Oh received her certification as a Certified Divorce Real Estate Expert™ from the Illumni Institute and serves in the Regional Ambassador Role for the CDRE® program. She is also a speaker in the Illumni Speakers Bureau, where she brings her teaching skills to the family law community to share the differences between traditional real estate sales and divorce real estate sales and how a CDRE® navigates those differences. Additionally, Ms. Oh received her training as a Collaborative Professional from Collaborative Divorce Texas.

After 18 years in the legal industry as a paralegal, Ms. Oh sought out her Texas Real Estate License as the next phase in her journey. After eight years in the Real Estate Industry, Ms. Oh obtained her Texas Real Estate Broker's License in September of 2024. Ms. Oh offers a unique advantage to her clients — of being a true advocate with both legal and real estate experience at the forefront of every transaction.

Her experience handling multiple divorce listings has earned her the role of point of contact for numerous family law and probate attorneys in Collin and Dallas Counties. Ms. Oh's legal experience gives her the ability to communicate with attorneys and legal staff, while on the other side, explain the process and steps to the parties involved in the divorce real estate transaction in a manner that eases their concerns and fears. Ms. Oh is equipped to handle both high and low conflict divorce matters involving the sale of real property.

EDUCATION

Masters of Arts in Humanities - The Study of the History of Ideas 2009

- Focus in Ethics
- *University of Texas at Dallas*

Bachelor of Arts in Interdisciplinary Studies 2005

- Focus in Law and Business
- *University of Texas at Dallas*

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Associate of Applied Science in Paralegal Studies 2003
● *El Centro College (Now Dallas College)*

Continuing Real Estate Education

- Brokerage 30 Hours 2024
- Legal I, Contracts 1-4 2024
- Broker Responsibilities 2022
- Legal I & II 2022
- Contracts 1-4 2022
- Code of Ethics 2021
- Short Sales and Foreclosure 2021
- Pricing Strategies: Mastering the CMA 2020
- Real Estate Investing: Build Wealth Representing Investors 2020
- Working with Real Estate Investors 2020

Continuing Legal Education Courses

- From the Bench: Discovery & Orders for Better Outcomes 2025
- Understanding and Issue Spotting QDRO's 2025
- Practical Guide to using AI and Tech in Family Law Cases 2024
- The New Rules, Fee Structures and Trends in Real Estate 2024
- Protecting High Conflict Clients in Family Law Court 2024
- Retirement Accounts in Divorce 2024
- BIFF For Lawyers: Quick and Ethical Written Communication 2024
- Domestic Violence, Trauma and The Law 2024
- Mortgage Buyouts and Alternative Financing 2024
- Bird Nesting During Divorce: What Attorneys Need to Know 2024
- Pro's Con's and Ethics of Artificial Intelligence in Family Law 2024

Case Studies Attended

- On the Stand: Roundtable Discussion on Testifying 2025
- Hoarders, PTSD, and the Legal Labyrinth: A Husband's Quest for Sanity 2025
- NAR Settlement Proposal Panel 2024
- Foreclosure, Personal Property and Remarriage 2024
- Kick Out Orders, Protective Orders, Foreclosure, Oh My! 2024
- One Party on Title, Tenants in Place, and Google Translate 2024
- How a CDRE® needs Chess Skills 2024
- Foreclosure, Personal Property and Remarriage 2024
- Kickout Orders, Protective Orders, Foreclosure, Oh My! 2024
- How to Navigating Nesting 2024
- NAR Settlement: A CDRE® Panel Discussion 2024
- Preparing Stagers, Closers and Affiliates for Divorce Listings 2024

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CERTIFICATIONS

Real Estate Negotiation Expert July 2025 - Present

Real Estate Business Institute of National Association of Realtors®

- Craft negotiation strategies
- Adjust communication styles
- Increase negotiation confidence and competence
- Recognize and navigate various negotiation tactics.
- Strengthen my ability to advocate for clients.
- Attract new clients by providing a competitive edge for negotiations.
- Provide an improved skill set that can lead to great outcomes.

Credentialed Collaborative Professional September 2023 - Present

Collaborative Divorce Texas

- Comparing Different Resolution Models
- Texas Collaborative Family Law Act and Statutory Components
- Roles of Professionals on the Collaborative Team
- The Collaborative Divorce Process
- The Role of the Mental Health Professional
- The Role of the Financial Professional
- Option Development Role and Process
- Other Team Players
- Dealing with Trouble and Impasse

Certified Divorce Real Estate Expert (CDRE®) April 2022 - Present

The Illumni Institute

- Anatomy of Divorce
- Divorce Court 101
- The Psychology of Neutrality and Bias
- The Ethics of CDREs
- Qualifying as an Expert
- The CDRE Listing Model
- Landscape of Divorce Finance
- How to Sell a House in Conflict
- CDRE Fair Market Valuations

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Short Sales and Foreclosures (SFR®)

Jun 2021

National Association of Realtors®

- How to direct distressed sellers to finance, tax, and legal professionals
- How to qualify sellers for short sales
- How to develop a short-sale package
- How to negotiate with lenders
- How to tap into buyers' demands
- How to safeguard your commission
- How to limit risk
- How to protect buyers

Pricing Strategy Advisor (PSA)

Sep 2020

National Association of Realtors®

- Principles of Pricing
- Selecting Comparables
- The Valuation Process
- Adjusting Comparables
- Challenges in Pricing

PROFESSIONAL BACKGROUND

Owner, Founder, REALTOR®

2026 - Present

Providential Real Estate, LLC (Associated Broker at eXp Realty)

- *Own and Operate a Real Estate Team of licensed real estate professionals and staff.*
- *Supervise the implementation of operational systems and procedures to efficiently manage all real estate transactions.*
- *Investigate growth opportunities within the real estate industry to foster the growth of our business and our community outreach.*
- *Provide ongoing weekly coaching and mentoring to the team of licensed professionals and staff to advance their skills and training.*
- *Ensure our team provides exceptional customer service throughout the real estate transaction and beyond.*
- *Cultivate and maintain relationships with clients to facilitate real estate transactions.*
- *Oversee sales strategies and negotiations in transactions on behalf of clients.*

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- *Conduct seminars and events with our clients to foster relationships to facilitate real estate transactions.*
- *Share market expertise monthly with our clients, while providing specific market data to them individually each year.*

Owner, Founder, REALTOR®

2021 - 2025

Providential Real Estate, LLC (license held with Compass Real Estate)

- *Grew Real Estate Team of professionals and staff*
- *Oversee sales strategies and negotiations in transactions on behalf of clients.*
- *Build client relationships to foster new business growth*
- *Improved market share and expertise in real estate*
- *Coordinated all paperwork, deadlines, delivery of funds, confirmation of additional team members to inspect the property, and closing procedures.*

Owner, Founder, REALTOR®

2017 - 2021

Providential Real Estate, LLC (license held with Keller Williams)

- *Mentored under seasoned agents for the first two years.*
- *Grew and fostered new and existing relationships to facilitate real estate transactions.*
- *Wrote and negotiated offers for the best possible terms for the client.*
- *Prepared listing strategies for each seller to review before listing their home.*
- *Held Open Houses for sellers to garner additional market exposure.*
- *Worked with buyers to discover the best buying strategy to deploy in their real estate transaction.*
- *Coordinated all paperwork, deadlines, delivery of funds, confirmation of additional team members to inspect the property, and closing procedures.*

Real Estate Agent

2016 - 2017

Kate Kruger Real Estate

- *Assisted Kate Kruger with the purchase of investment properties for the Institutional Fund we represented.*
- *Prepared contracts and amendments to contracts for review by Kate.*
- *Contacted Listing Agents to confirm access to the property upon closing.*
- *Prepared weekly updates for the client on the acquisition of properties that week.*
- *Communicated with the client regarding funds needed for closing. Prepared client for closing with each individual property.*

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- *Prepared Kate and her team on the first Tuesday of each month for purchases of foreclosed properties at the courthouse.*

Senior Paralegal

2012 - 2018

Kaliser Law

- Owner had two businesses: a Real Estate Investment firm and a Law firm
- ***Real Estate Investment Firm:***
 - Managed a staff of 40 and oversaw the following departments: Acquisitions, Renovations, Property Management, and Legal.
 - Navigated the purchase of properties through foreclosure sales, traditional listing methods, and portfolio acquisitions.
 - Oversaw project management team that managed multiple renovations throughout the state of Texas.
 - Connected with the leasing team that leased multiple properties throughout the four major metropolitan markets in Texas.
 - Managed the Legal Department's Eviction docket in all major metropolitan areas with a case load of at least 30 evictions per month.
 - Tracked all metrics and reported in weekly and monthly meetings to our investors on the status of the portfolio.
 - Facilitated onsite inspections by investors during their quarterly or otherwise planned visits to inspect the assets.
 - Prepared the investors and our team for the final sale and disposition of 1000 units in Texas in 2015.
- ***Real Estate Law/Transactional***
 - Assisted Counsel with Private Placement Memorandums for clients who acquired multi-family properties, commercial real estate, and other assets throughout Texas and other states.
 - Reviewed LOI's for contract negotiations and prepared Purchase and Sale Agreements for review by counsel based upon negotiations in LOI and subsequent communications.
 - Reviewed and summarized title, survey, and curative work; provided counsel with summary for final Title Opinions issued to client.
 - Worked with title companies to assist in clearing all exceptions to title prior to closing.
 - Coordinate corporate formations for multiple clients obtaining Private Placement Memorandums.
 - Coordinated closings with commercial escrow officers and provide all legal documentation necessary for closing.

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Paralegal

2007 - 2008; 2009 - 2012

Quilling Selander Lownds Winslett

- Filed mass defense asbestos litigation cases for defendants (2007-2008).
- Implemented a system to help Real Estate attorneys streamline and organize their closing binders and documents for each foreclosure, workout, or sale of an REO asset in 30 states.
- Reviewed contracts, LOIs, liens, title commitments, environmental reports, tax proration agreements, deeds, settlement statements, and more for each case.
- Prepared counsel for public auction in Texas on properties that the bank deemed were going to auction: including Substitute Trustee's Deeds, Notice of Sales and other Foreclosure documents)
- Performed UCC Liens searches and filings; coordinated with title companies regarding removal objections prior to closing; and assisted counsel with closing on REO assets sold on behalf of the bank or servicer.

Paralegal

2001 - 2004; 2005 - 2007

McGowen & Shaw

- ***Business Law/ Oil & Gas Law (Litigation)***: Performed case intake, legal research, evidence gathering, witness interview prep, discovery responses, pleading motions, deposition notices, hearing notices, and more.
- ***Criminal & Personal Injury Law***: Worked with counsel on each court appointment from initial contact through trial and post-trial (sentencing hearings). Prepared counsel for court, mediation, summary judgment hearings and more.

SPEAKING EXPERIENCE

- Member Alum, Illumni Institute's Speaker's Bureau (ISB):
Continuing Legal Education Speaker for Law Office and Legal Organizations in Texas 2024-Present
- Foundations First: Discovery Process for Real Estate in the Family Law Case "Certified Presenter through the STBOTX" October 2024
- Illumni Institute Case Study Presentation: Drug Deals, Black Pool, Equity up in Smoke September 2024
- Collin County Bar Association - Presented: "Orders Terms and Practices that can Sink Your Client's Equity"
Certified Presenter through the STBOTX" June 2024

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- Collin County Bar Association Estate Planning and Probate Section - October Roundtable - Selling Hard to Sell Estates October 2021

TEACHING EXPERIENCE

- Ilumni Institute: Onboarding Coach 2025-Present
- Ilumni Institute: Advisor 2023-2024
- Investment Workshop: Investing in RE October 2021
- Millionaire Real Estate Agent Book Club 2020 - 2021

AWARDS

- Local Profile Top Agent Collin County 2025
- Real Producers Top 1000 Agents DFW 2025
- Top 10 Agent Keller Williams Plano 2021
- Top 10 Agent Keller Williams Plano 2020

VOLUNTEER WORK

- Collin County Children's Advocacy Center
Volunteer and Supporter 2019-Present
- Board Member, Paralegal Studies Program Advisory
Committee El Centro College 2006-2021
- Board Member, First United Methodist Plano Church
Youth Council 2025-Present

MEMBERSHIPS

- Texas PTA Member 2021-Present
- Master Club with Ilumni Institute 2022-Present
- Ilumni Speakers Bureau 2024-Present
- MetroTex Association of Realtors® 2021-Present
- Collin County Association of Realtors® 2016-Present
- Texas Realtors® 2016-Present
- National Association of Realtors® 2016-Present
- North Texas Real Estate Information Systems 2016-Present

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EXHIBIT 1 PRIOR DIVORCE CASES

24-6338-393: In re Marriage of Douglass	2025
Appointed via Mediated Settlement Agreement/Listing Agent	
469-50412-2025: In re Marriage of Johnson - Collin County	2025
Appointed via Mediated Settlement Agreement/Listing Agent	
24-7409-481: In re Marriage of Oluwafemi - Denton County	2025
Appointed Receiver via First Amended Agreed Order on Agreed Motion for Appoint of Receiver/Listing Agent	
DF-24-00487: In re Marriage of Tomme - Dallas County	2025
Appointed via Mediated Settlement Agreement/Listing Agent for three of the four properties owned by the estate.	
DF-23-10770: In re Marriage of Khan and Zaman - Dallas County	2025
Desktop Fair Market Valuation/Primary Residence - One Party	
DF-24-16894: In re Marriage of Wasson - Dallas County	2024
Appointed via Temporary Orders/Listing Agent	
470-52398-2024: In re Marriage of Northrip - Collin County	2024
Appointed via Final Decree/Listing Agent	
24-2760-158: In re Marriage of Sanford - Denton County	2024
Appointed via Mediated Settlement Agreement/ Listing Agent	
24-1834-393: In re Marriage of Allen - Denton County	2024
Appointed via Interim Order (Post Divorce)/Listing Agent	
22-3221-367: In re Marriage of Oshiokpekhai - Denton County	2024
Appointed via Temporary Orders/Listing Agent	
23-9696-393: In re Marriage of Bobadilla and Sukhnandan - Denton County	2024
Appointed via Mediated Settlement Agreement/Listing Agent	
429-55828-2023: In re Marriage of Christensen - Collin County	2024
Full Fair Market Valuation/Primary Residence - Mutually Agreed	

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23-11082-467: In re Marriage of Benge - Denton County Full Fair Market Valuation/Primary Residence - One Party	2024
DF-24-00487: In re Marriage of Tomme - Dallas County Full Fair Market Valuation/Primary Residence - Mutually Agreed & Full Fair Market Valuation/Rental Portfolio - Mutually Agreed	2024
468-51927-2024: In re Marriage of Valenzuela - Collin County Full Fair Market Valuation/Primary Residence - One Party	2024
401-51197-2024: In re Marriage of Gratch - Collin County Full Fair Market Valuation/Primary Residence - One Party	2024
468-54580-2024: In re Marriage of Dubiel - Collin County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2024
468-50910-2022: In re Marriage of Michael - Collin County Appointed via Agreed Order Appointing Realtor/Receiver	2023
DF-19-16814: In re Marriage of Rosenzweig and Martinez- Dallas County Appointed in Motion to Enforce Sale/Listing Agent	2023
469-54201-2022: In re Marriage of Bobuck - Collin County Appointed in Final Decree/Receiver	2023
366-54510-2022: In re Marriage of Nie and Ishmael - Collin County Desktop Fair Market Valuation/Primary Residence - One Party	2023
470-50624-2023: In re Marriage of Duncan - Collin County Desktop Fair Market Valuation/Primary Residence - One Party	2023
468-51021-2023: In re Marriage of Pereira - Collin County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2023
429-57446-2022: In re Marriage of Magnunson - Collin County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2023
470-53614-2023: In re Marriage of Clark - Collin County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2023

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469-56450-2021: In re Marriage of Tessema and Feleke - Collin County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2023
DF-22-11869: In re Marriage of Moodley - Dallas County Full Fair Market Valuation/Primary Residence - Mutually Agreed	2023
296-52569-2022: In re Marriage of Davenport - Collin County Designated Expert Witness for Valuation (Appeared at Trial)	2022
469-5474-2022: In re Marriage of Johnson - Collin County Appointed in Binding Informal Settlement (Post Divorce)/Listing Agent	2022
DF-21-06252: In re Marriage of Murillo - Dallas County Appointed through Rule 11/Listing Agent	2022
DF-19-23272: In re Marriage of McSwain - Dallas County Appointed in Final Decree/Listing Agent	2022
468-55213-2020: In re Marriage of Adhyapak - Collin County Appointed in Final Decree/Listing Agent	2021
DF-20-08948: In re Marriage of Hoffman - Dallas County Desktop Fair Market Valuation/Rental Portfolio	2021
20-8554-393: In re Marriage of Mayes - Denton County Listing Agent - Mutual Agreement	2021
C-195-6145: In re Marriage of Clerkin - Dallas County Listing Agent - Mutual Agreement	2020
2013-71002-431: In re Marriage of Barnette/Holt- Denton County Appointed Rule 11 Agreement/Listing Agent	2019