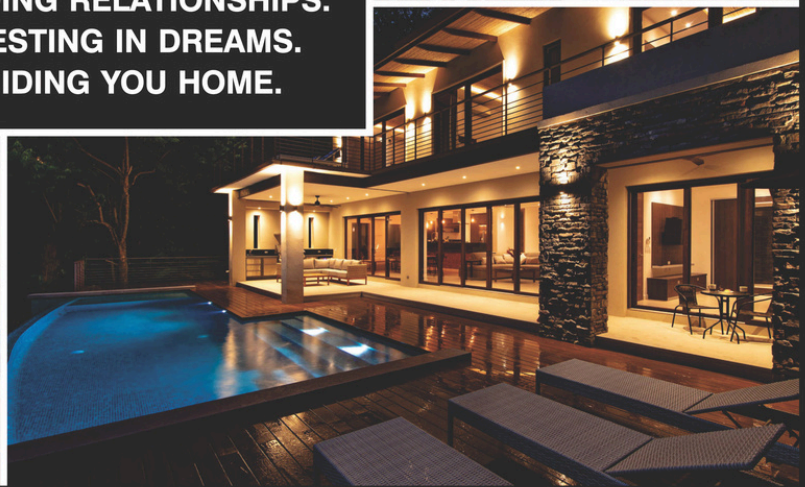




**BUILDING RELATIONSHIPS.
INVESTING IN DREAMS.
GUIDING YOU HOME.**



Silver Elk Realty

Gorden & Kemberly McLaughlin • www.silverelkrealty.com
(G) 214.926.3302 • gorden@realtor.com • (K) 817.240.7675 • kemberly@realtor.com



“Great things happen when we sincerely, genuinely connect with people we meet and help guide them home.”

WE BELIEVE:

In all of life's passions, we should be thoughtful, educated and strategic in achieving worthy goals. Whether family, financial, personal or to advance the well being and success of others, the requirements are identical.

DO WHAT IS RIGHT.

WORK HARD.

UTILIZE EXEMPLARY SKILLS.

TRUST GOD.



10 STEPS TO BUYING A HOME



1. Contact A Lender

A lender asks about your income and debt, will order a credit report and reviews the loans and interest rates for which you qualify.

2. Pre-Qualification Letter

A pre-qualification letter is provided to you and your realtor, and must accompany any offer submitted to purchase a home.

3. Find Your Home & Make An Offer!

Your realtor negotiates price and terms to get your offer accepted by the seller. You'll then complete a home inspection, negotiate for any repairs (if needed) and send copies of your contract to the lender and title company to open escrow.

4. Deliver Earnest & Option Money

When the contract is signed by all parties, the earnest money and option checks must be deposited with the title company within the time allotted by the contract.

5. Complete The Loan Application

Sign, date, complete all pages and return the loan application promptly.

6. Lender Orders The Appraisal

When all inspections are completed and you are satisfied with the home's condition, your lender orders an appraisal to validate the contract price.

7. HOA - Home Owners Association

If your new home is in a HOA community, fees for transfer and community by-laws are paid. Depending on contract terms, the buyer may be responsible for paying these charges. The title company will contact buyer and seller to make arrangements to settle these costs.

8. Survey

This is the official government map of your lot and home! The lender requires either seller or buyer to purchase a survey. The responsible party is agreed to in the contract.

9. Loan Underwriting

Lending officers will review your loan package which includes, but is not limited to, your loan application, credit report, employment status, income and the appraisal results

10. Final Step - The Closing

Once your loan is approved, closing papers and documents are sent to the title company, and a "Closing" is scheduled for you to review and sign all needed paperwork.



Connect With Us...



BUYER BEWARE!



CAVEAT EMPTOR

Latin for “Let the buyer beware...”, this “warning” places the responsibility for due diligence completely on the buyer before making a home purchase.

Silver Elk Realty is with you through each step of your home purchase with a solid understanding of the potential pitfalls you may face.

Overpricing is just one to consider...

OVERPRICING - Sellers may overprice a home, believing “we can always come down later, right?” But, the greatest potential for buyer traffic is in the first 30 days of listing. By pricing high, sellers may bypass buyers ready and able to purchase. A buyer purchasing an overpriced home may discover ZERO equity after taking possession. If the buyer’s financial situation changes for any reason, this complicates selling the home in a short period of time after purchase, almost guaranteeing a loss. This, in effect, defeats a primary reason for home ownership.

SHUT OUT - Agents are legally obligated to act in the client’s best financial interest. Clearly, an overpriced home doesn’t fit that criterion. In low inventory conditions, it is common for sellers to try “stretching” market prices. It may be necessary to challenge sellers by submitting reasonable offers in line with actual market value. A buyer must be prepared to walk away if the offer is rejected. A seller may “hope” to get an inflated price, but usually accept what they know is the right price. With high inventory, you may only see homes in your stated pricing range and homes meeting fair market value. Overpricing is a warning. Buyers may need to consider the same or similar homes in another location for less.

TIME BOMB - Overpriced homes usually sit unsold for an extended time. It is highly unfavorable to sellers as it often creates a perception in buyer’s minds there may be problems with the home. Did previous agents or buyers discover and actual problem and move on to other properties or was it just the overpricing? Wise buyers know it may be worth a second look. The longer a home sits on the market, the more willing sellers are to consider your offer. This is especially important when a market has a low inventory of homes for sale. Buyers should ask two questions of every home. “How much” and “how long has it been on the market”?

LOAN TROUBLE - Even if an agent lists an overpriced home, and a willing buyer pays an inflated price, savvy lenders base home loans on accurate appraisals and on recently sold comparable properties. You may be turned down for the loan, and while you await loan processing, miss a better home!



ONLINE CONFUSION

FUN, BUT INACCURATE INFORMATION!

It's fun perusing a website looking for a new home, reviewing photos and checking out prices. But, their information is highly unreliable. **Who says? THEY DO!** Look at the disclaimers from some of the sites, revealing limitations about their own data:

Zillow "The Zestimate is not an appraisal and you won't be able to use it in place of an appraisal, though you can certainly share it with real estate professionals. It is a computer-generated estimate of the worth of a house today, given the available data. Zillow does not offer the Zestimate as the basis of any specific real estate related financial transaction. Our data sources may be incomplete or incorrect; also, we have not physically inspected a specific home. Remember, the Zestimate is a starting point and does not consider all the market intricacies that can determine the actual price a house will sell for."

"Is a Zestimate an appraisal?" at zillow.com/zestimate

trulia "If you're looking for a precise value for your home, or if you're thinking of selling your home, we recommend you talk to a real estate professional. After all, our algorithms are smart, but we can't know everything about (a specific) home's features and location. Connect with real estate experts in your area."

trulia.com/trulia_estimates



CHASE "The data and valuations are provided as is without warranty or guarantee of any kind, either express or implied, including without limitation, any warranties of merchantability of fitness for for a particular purpose. The existence of the subject property and the accuracy of the valuations are estimated based o available data and do not constitute an appraisal of the subject property and should not be relied upon in lieu of underwriting or an appraisal."

chase.com/mortgage/mortgage-resources/home-value-estimator

"We're not suggesting that you use our home value estimate in lieu of an appraisal from a trained professional when selling, purchasing or refinancing; but, it's the perfect source when you just need a reasonable estimate and you don't want to wait."

Homes.com **homes.com/home-prices**



HOUSE VALUES .COM "For a professional valuation of your home that includes all the information about your (the) property (plus overall condition, style of the house, and other features) please contact a real estate expert." **housevalues.com/report**



Use a Realtor®. Here to help you make a smart move!

DOES A POOL ADD VALUE?



Do pools increase the value of a home?

A swimming pool can be fun and enticing during sweltering summer months in particular. Once up and running it provides hours of enjoyment, but a pool is a big investment in money and time. Whether it's the cost of initial construction or just keeping up with weekly and monthly maintenance, a pool has some serious demands! So, it's highly debatable whether a pool increases a home's market value enough to recapture the full construction cost of building new versus buying a home with a pool already present.

Pool costs and value.

Typical pools can run from just a few thousand for above ground models, to hundreds of thousands of dollars in lavish backyard oasis designs. In 2024, an average 12 x 24 foot in-ground pool cost \$53,261 to \$127,817* for the typical fiberglass or gunite installation. Other improvements like landscaping can cost thousands more. There are also the recurring costs from maintenance and upkeep.

***www.fixr.com/costs/build-swimming-pool**

How does a pool affect resale value?

Usually, any home that is already attractive is often more valuable if it has a nice pool. Higher priced and luxury homes have a better chance of re-couping pool costs, or selling for more money due to a pool than moderate or low priced homes. Pools also return more in neighborhoods where lots of pools exist.

Does a pool increase the appraised value of a home?

Pools can be difficult to account for adequately on a home appraisal. To get maximum value, appraisers are in a difficult position finding equivalent homes with similar pools for comparison. If there are no home and pool combinations comparable to your home, appraisers generally only credit about 25% of a pool's construction cost to the appraisal value of the entire property. In many instances, the value is even less. And of course, if the pool is not in premiere shape and operating fully at maximum efficiency, the appraisers accounted for value could, and may realistically, drop sharply.



BUILDING YOUR WISH LIST



	Very Important	Somewhat Important	Not Important
Move-in ready	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-story home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Updated kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Updated bathroom(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficient	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central air and heat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk-in closets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Formal dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Casita / Mother-in-law unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Home with a view	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio / deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Low-maintenance yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Near shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Good school district	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is there a specific neighborhood you're interested in? _____

	1+	2+	3+	4+	
Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	500+	1,000+	1,500+	2,000+	2,500+
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

notes to consider? _____



LET'S GO HOME SHOPPING!



MLS, a proprietary data service for real estate agents provides access to property information not publicly available.

HOMEBUYER BENEFITS:

- Custom search tools
- Access to comparative market analysis (CMA)
- Find and save favorite "For Sale" properties
- Real-time alerts for new listings & market updates
- A personal client portal for easy collaboration



Silver Elk Realty



Visiting an **OPEN HOUSE** offers an easy opportunity to research different floor plans, experience room sizes and review available details in individual homes.

You can investigate "must have" features and likewise discover or rank any "like-to-have" items you hope to find.

A reminder to keep **Silver Elk** advised if your favorite features change, so we can update the exclusive MLS results available.

Don't forget to present a **Silver Elk Realty** business card at the outset of every visit like a "fast pass" to save time and protect your information. We're happy to make sure you have plenty!



Visit any **MODEL HOME** as you would an Open House and be sure to register with a **Silver Elk** business card.

Some sales representatives can be excellent educational sources on materials, energy-efficiency, local tax rates and design trends.

Remember, they only represent the builder's interest, so keep a keen eye on promotions offered and contact us if you discover a plan that "feels right".

We'll validate the pricing and will estimate your long term equity options. And, we may know of other extra incentives or possible hidden costs.

In addition, **Silver Elk Realty** will oversee and observe the building team's craftsmanship and quality along the construction journey.

“NEXT STEP” GUIDE TO HOME BUYING



ONCE YOU HAVE LENDER PRE-QUALIFICATION OR AN APPROVAL LETTER, IT'S TIME TO GO SHOPPING! HERE'S WHAT TO EXPECT AFTER THE SELLER ACCEPTS YOUR OFFER:

1. EARNEST MONEY • 1%

1% of your offer amount, paid within 72 hours to the Title Company. Funds are applied as a credit to your down payment at closing.



VA Loans are down payment exempt, but do require a funding fee at closing.

2. OPTION FEE • \$100 to \$200

\$100 - \$200 buys inspection time from seller, also paid to the Title Company within 72 hours and is credited if you close on your contract.

3. INSPECTIONS • Week 1

Home: \$400 - \$600. Depends on home size.

Pest: \$75 - \$150. Includes termite inspection.

Foundation & Roof: Complimentary quotes from multiple DFW contractors are available.

4. APPRAISAL FEE • Week 2

\$500 - \$650. Your lender may or may not charge this up-front, or will collect at closing.

A REMINDER: Earnest money and option fees are “pre-paid” costs credited to you at closing.

Inspection and appraisal fees are NOT refundable.

5. HOA - Association Fee • At Closing

\$50 - \$350. Each HOA is unique. Fees paid at closing. Buyer contribution is negotiable.

6. HOA - By Laws • At Closing

\$150 - \$400. Paid at closing. This fee may also be negotiable.

Connect With Us...



Earnest Money	_____
Option Fee	_____
Inspections	Home _____
	Pest / Termite _____
Foundation	_____
Roof	_____
Appraisal Fee	_____
HOA Fee	_____
HOA By-Laws	_____



TEXAS HOMESTEAD TAX EXEMPTION



WHAT IS "HOMESTEAD EXEMPTION"?

- Homestead exemptions lower property taxes by removing part of your home's value from taxation.
- Tax entities offer different exemptions, depending on taxing entity type, purpose and location.
- Apply for retroactive exemptions up to 1 year after the property tax delinquency date.



EASY AS 1-2-3...

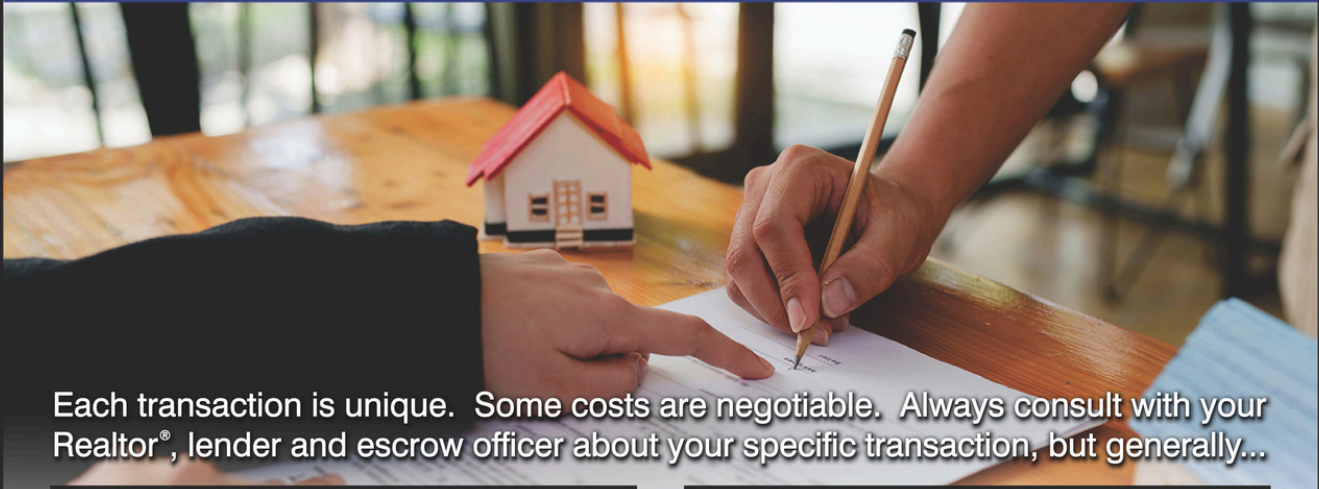
- (1) **It's free to apply!** Most counties have online forms. Of course, you must occupy the property as your primary residence to qualify. Apply within 30 days after closing.
- (2) **You usually only submit the application once.** You must file by April 30th of the current tax year. Be prepared to show a recent utility bill or updated Texas driver's license displaying your new address.
- (3) **If death or divorce occurs,** you must reapply, but it varies by county. Contact your appraisal district for specific rules.

COUNTY WEBSITES

- www.collincad.org
- www.dallascad.org
- www.dentoncounty.gov
- www.elliscad.org
- www.graysonappraisal.org
- www.co.hood.tx.us
- www.johnsoncad.com
- www.kaufman-cad.org
- www.parkercountytx.com
- www.tad.org



CLOSING COSTS - WHO PAYS?



Each transaction is unique. Some costs are negotiable. Always consult with your Realtor®, lender and escrow officer about your specific transaction, but generally...

SELLER COSTS

- Payoff Existing Loan(s)
- Tax Certificate
- Realtor Commissions
- Prorated Taxes
- Escrow Fee
- Document Preparation
- Recording Fee(s)
- PER CONTRACT:**
- Owner's Title Policy & Endorsements
- Survey
- Home Warranty
- HOA Resale Certificate
- Termite Inspection (VA Loan Only)
- Any Other Assigned Costs

QUESTIONS? ASK FOR YOUR PERSONAL EQUITY ESTIMATE!



Connect With Us...



BUYER COSTS

- Property Inspections
- Termite Inspection
- Survey (Per Contract)
- HOA Transfer Fee (Per Contract)
- Prorated Taxes
- Escrow Fee
- Courier Fee
- Hazard or Homeowner's Insurance
- ASSOCIATED LOAN EXPENSES:**
- Loan Origination Fee
- Loan Title Policy & Endorsements (Per Contract)
- Appraisal
- Credit Report
- Prepaid Interest
- Document Preparation
- Recording Fee(s)
- IF APPLICABLE:**
- Initial Escrow Account Deposit
- Mortgage Insurance Premium
- VA Funding Fee

ADDRESS UPDATE CHECKLIST



GOVERNMENT OFFICES & DOCUMENTS:

- Post Office (*sign up for forward mail service*)
- Drivers License (DMV appointment online)
- Vehicle Registration (DMV)
- Voter Registration
- Social Security Administration
- Passports
- Department of Revenue
- _____

UTILITY AND SERVICE PROVIDERS:

- Electricity Provider
- Gas Supplier
- Cable/Satellite Provider
- Water Company
- Trash Removal
- Internet Supplier
- Cell Phone Provider
- _____

FINANCIAL SERVICES AND DOCUMENTS:

- Bank/Credit Card Companies
- Mortgage Company
- Auto Finance Company
- Other Loan Agreements
- Insurance Company (*homeowners, auto...*)
- Financial Advisor
- Accountant
- Lawyer
- Local Banker/Mortgage Officer
- Real Estate Agent
- Trust/Living Trust Documents
- _____

EMPLOYMENT AND EDUCATION:

- Employer(s), Employee(s)
- Clients/Business Relationships
- Insurance (*health, life, dental*)
- Pension and Other Retirement Accounts
- Current Colleges or Education Providers
- Alma Maters (*and associated organizations*)
- Child Care Provider(s)
- Child's School and After-School Activities
- FAMILY, PETS, GROUPS, AND OTHER:**

- Physicians
- Pharmacy, Rx refills
- Dentists
- Veterinarian(s) (*shot records*)
- Pet Insurance Company
- Pet tags
- Church
- Community Groups
- Memberships (gym, library, wholesale)
- Subscriptions (online, auto ship)
- Online Retailers (Amazon, etc.)
- Magazines
- Reward Programs
- Update Return Address Labels
- Order New Business Cards
- Friends
- Family
- THINGS TO DO:**



PREPARING YOUR MOVE



4 Weeks Before You Move

- Begin collecting boxes, packing supplies, labels
- Prepack all seasonal and collectible items.
- Donate items you haven't used in 10 years.
- Get moving quotes or reserve movers/truck.
- Notify landlord (if applicable).
- Research new schools and transfer process.
- Request copies of school records if needed.
- Gather pet records or schedule final vet visit.

3 Weeks Before You Move

- Arrange time off work if needed.
- Pack most rooms (leave daily essentials).
- Confirm moving truck reservation.
- Schedule cleaning service for current home.
- Transfer prescriptions, medical records.
- Dispose of hazardous items (paint, chemicals)
- Arrange childcare or pet care for moving day.
- Begin talking through changes in routines.
- Update addresses on pet ID tags or microchip.

2 Weeks Before You Move

- Label boxes with new room + contents.
- Transfer or set up utilities at new home.
- Update address with USPS, banks, subscriptions.
- Start minor repairs + patching walls.
- Pack kids favorite toys/books as "comfort kit".
- Stock up on pet supplies for the transition.

1 Week Before You Move

- Pack an essentials box: chargers, documents, clothes, toiletries
- Confirm all appointments: movers, utilities, walk-through, closing
- Empty safe deposit box: set aside jewelry/valuables to carry.
- Finalize kids school assignments: set aside materials, uniforms and books
- Prepare pet travel kit: leash, carrier, food, bowl, comfort item.

1 Day Before

- Finish Packing
- Confirm Title/Wire
- Clean-out Fridge
- Chill Condiments
- Pack Dry Goods
- Defrost Freezer
- Drain Washer Line
- Charge Phones
- Secure Jewelry
- Check Cabinets
- Check Drawers
- Check Closets
- Check Attic/Garage
- Check Yard/Hoses
- Prepare Snacks
- Keep Pets Secure
- Get Some Sleep!

The Big Day

- Wake Early
- Final Checks
- Leave Remotes
- Reset Passwords
- Keep Valuables
- Direct Movers
- Verify Inventory
- Take Photos
- Confirm Utilities
 - On @ New
 - Cut-off @ Old
- Final Walk
 - @ New Home
- Attend Closing:
 - Bring ID
 - Hydrate/Snack
- Celebrate!



SILVER ELK CLIENT CARE PROGRAMS



CLIENT BENEFIT LEVELS:

	VIP PASSPORT	VETERAN SUPPORT	ALL CLIENTS
UP TO \$15,000 NEW HOME CONSTRUCTION ASSISTANCE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREE ANNUAL HOME VALUE ANALYSIS - Each January	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOMESTEAD TAX EXEMPTION FILING SUPPORT - February	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREE TAX DISPUTE ASSISTANCE - March	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SILVER ELK PREFERRED VENDORS ANNUAL LIST - April	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL VIP APPRECIATION EVENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREE INTERIOR DECORATING CONSULTATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOCAL RESTAURANTS DISCOUNT COUPONS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SPECIAL VIP EVENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREE HOME VALUATIONS FOR FRIENDS AND FAMILY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUT-OF-STATE AGENT NETWORK FOR FAMILY & FRIENDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HERO'S HOME SALES DISCOUNT SERVICES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MONTHLY ITEM OF VALUE MAILER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HOLIDAY EVENT CALENDAR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
CHARITY OF CHOICE DONATION WITH HOME PURCHASE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
FREE STAGING CONSULTATION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
VETERAN'S DAY PROGRAMS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Silver Elk Realty adds **value** at every turn with care programs for clients who enjoy unparalleled service. When you place your trust in **Silver Elk** and enroll, you are rewarded with one of three **Client Care** Programs.

For those referring us to friends and family annually, the **VIP Passport** offers the greatest benefits, with **up to \$15,000** in move up incentives.



GIFTS FOR CLIENTS INITIATIVE



Hello Friend!

If **Silver Elk Realty** helped you purchase your home beginning in 2017, you may have received a SOZO Gift Box of either wine or coffee, along with an exclusive set of Silver Elk engraved mugs or wine glasses.

Hopefully you recall for every gift, a portion of the gift purchase proceeds were sent to **World Changers**.

Our heart is to maximize the impact of resources we receive to bless important needs here at home and abroad. The photos and graphics above illustrate some of the achievements made possible with **SOZO Gifts For Clients**.

We also support additional organizations such as the **Children’s Miracle Network**, the **Wounded Warrior Project** and tithe 10% of our income to our local church.

Some people ask us **why we do these things?** For us, it’s very simple. When one is given **great clients**, a sufficient income, **new friendships** and opportunity, it just seems right to be a blessing to others whenever possible. We believe these worthy groups and organizations deserve our support, which we can only do because of fantastic clients and friends we are **honored to serve**, like you.

Gorden & Kemberly McLaughlin
Silver Elk Realty



Silver Elk Realty



CLIENT FOCUSED PERFORMANCE

2 FAMILIES. 6 HOUSES. 2 MONTHS. Silver Elk's Gordon McLaughlin was suggested by our son-in-law Chad after he first found, negotiated and closed on a home for our daughter and Chad, as well as two other homes for Chad's parents... all in less than a month.

Gorden assessed our requirements, selling two homes for us, one in North Richland Hills and one located in Bedford. Once those two were successfully marketed, he helped us find a home at Live Oak Creek in West Fort Worth.

Gorden & Kemberly communicated with us consistently throughout the process. Their availability to explain, communicate, their competence and experience was amazing. I can't imagine anyone helping us any better than they did.



David & Charlotte Brooks



Chad & Kelly Leader

25 MINUTES TO THE FIRST OFFER! Sunday afternoon, Russ called to say he was offered a promotion requiring he and Julia to relocate to Jacksonville, Florida - in 45 days. Just 30 days before, they purchased their "forever" dream home in Keller. They weren't even fully unpacked. They had just 10 days to get an offer on their home, in order to move in time for the new school year in Florida.

Before calling Silver Elk Realty Russ tried the "For Sale By Owner" route, with no success. They met with their pastor, also a Silver Elk client, who suggested they call. Silver Elk quickly organized a photo shoot and posted their home for sell on MLS by 7:55pm that evening. Incredibly, at 8:20pm we received a full price offer with no contingencies! Just TWENTY FIVE minutes. By faith, Russ & Julie had already put down a deposit on a home in Florida just the day before to meet their move deadline. Their faith was strongly rewarded... and the Silver Elk Realty was humbled to be a part of God's hand in moving this great family.



Russ & Julie

See these & more reviews of Silver Elk Realty on www.realtor.com



CLIENT RECOMMENDED

Silver Elk's Gorden & Kemberly McLaughlin are the **BEST REALTORS I EVER WORKED WITH...** They go above and beyond the call of duty to ensure your needs are not only met but, if at all possible, exceeded. The home we're selling is the same one they helped us purchase just a little over a year ago... for under \$10,000 under asking price, and this year the same house is in a bidding war helping us receive more than ask price this year. We sold our home within 2 days... They (1) staged our home in a desirous manner, (2) hired an incredible photographer, (3) clearly communicated with us on a regular basis and (4) provided attention to detail second to none. They have become dear friends to us and we are grateful for their place in our lives. If you need help selling or purchasing a home, look no further than Silver Elk Group.



Jon-Michael & Tiffany Martin

Gorden & Kemberly are **INCREDIBLE REPRESENTATIVES FOR US.** About 3 years ago, we decided to start looking for our first home. Gorden was the listing agent on a home we were interested in, so I called him about seeing the home. It turned out not right for us, but being the great realtor he is, asked if we had a realtor of our own. We didn't. We decided to work with him, but quickly in the process, my husband was laid off from his job, and we found out I was pregnant. We decided it was just too much to tackle in 2014.

After 2014, Gorden stayed in touch. We got a Christmas card from his family, and in early 2015 received a congratulation card from him on the birth of our baby girl. I had casually mentioned in an early conversation we were due in February 2015, and he remembered. That is the **ATTENTION TO DETAIL** you receive.

I'm fairly "tech savvy" and read up on many "How To Buy Your First Home" tips, but nothing really prepares you for every step of the journey... except a **GREAT REALTOR.** And Gorden is amazing. Not only did he get us our dream house, and not just a first house, but a home we can live in forever. He got it for a great price, great concessions and the deal was done before Thanksgiving. We are so thankful for Gorden, and will always recommend him to anyone who needs a realtor.



Aaron & Allison

*See these & more reviews of
Silver Elk Realty on www.realtor.com*





Building Relationships. Investing In Dreams. Guiding You Home.



Certified Listing Specialist • Military Relocation Professional

2014 Executive Performance

2015 100% Club

2016 100% Club

2017 Platinum Club

2017 RE/MAX Top Producer

2017 Rising Star

2018 100% Club

TexasMonthly



SILVER ELK REALTY

Gorden & Kemberly McLaughlin

(G) 214.926.3302

(K) 817.240.7675

gorden@realtor.com • kemberly@realtor.com



6020 The Resort Blvd.
Fort Worth, TX 76179



www.silverelkrealty.com

