

The Home Decision is the Most Important Financial Decision in this Transaction **Make the Right Decision**

You know what you've built. The Equity is Real

The home has been maintained, and you understand — probably better than most families in this situation — that how this decision gets made will shape everything that follows. The care funding. The estate. The other family members who have a stake.

The risk isn't that the home won't sell. **IT WILL!**

The risk is making a good decision under pressure instead of the right decision with the right guidance. Care transitions create urgency. Urgency narrows options. Narrowed options — in real estate specifically — cost families money and flexibility they didn't have to give up, creating a process the family can't actually get through.

A traditional listing, done correctly, is the right answer for most homes in good condition. Full market exposure. Professional positioning. Optimized for what the home is actually worth. But done correctly means more than a sign in the yard and an MLS entry. It means understanding what this family needs from the transaction — not just the price, but the terms. The timeline. The contingencies. The things that matter **beyond the number.**



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OPTIONS

The right agent brings multiple options — because when timing and sequencing matter, options matter. Many families in this situation are already working with advisors and attorneys on tax year considerations, estate planning, or post-close occupancy. The right agent coordinates with that team rather than around it.

MORE OPTIONS + MORE CONTROL = THE RIGHT OUTCOME

Traditional Listing

Full market exposure, professionally managed. Optimized for proceeds and the terms that matter to your family, not just the price.

Expanded Buyer Access

Through broader marketing and creative financing options, we expand the buyer pool — protecting price and creating flexibility on timeline, contingencies, and close date.

Direct Cash Purchase

or, if circumstances change. No repairs needed. Take what you want and leave the rest. Close on your timeline. Moving assistance, sorting help, and packing support can be included.

Every situation is different. The goal is always the same: The **RIGHT** outcome for where your family actually is

MOST AGENTS PREFER THE TOOL THEY KNOW.

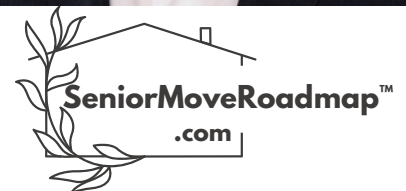
A listing. A lockbox. A sign in the yard.

For **MOST** transactions that's enough.

A senior transition — with an estate, multiple stakeholders, a care timeline, and real financial consequences on the other side of the closing

— **isn't most transactions.**

The home isn't just an asset. It's the thing that funds the care, settles the estate, and closes a chapter for everyone in the family. How that decision gets made — and when, and in what sequence — changes the outcome in ways that matter.



Daniel Stine built the Senior Move Roadmap — a free, 120+ page guide system used by families navigating senior transitions, and recommended by senior care professionals nationwide. He understands both sides of this moment: the care decision and the home decision. When a family is ready to deal with the house, he's the agent who already understands the situation before they have to explain it.

Three paths. Creative strategies most agents don't know exist. When timing and sequencing matter — tax year planning, estate considerations, post-close occupancy — he coordinates with your existing legal and financial advisors rather than around them.

FOR THE PROFESSIONAL WHO HANDED YOU THIS

You gave this to a family because you wanted them to have access to someone who operates at the level this situation requires.

Daniel doesn't compete with the work you do. He handles one thing — the home — and coordinates with the rest of the advisory team rather than around it. He understands care timelines. He won't step on your relationship to close a deal.

When the family thanks you for thinking of everything, that's yours.

Call or text me anytime:

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