

Real Estate Benefits Program

Who do you know who likes to save money and get the best services and products?

It is my privilege to serve my clients and I'm always looking for ways to provide extra value and service. I can't wait to share gifts & savings with you, your friends, family, employees, co-workers, and neighbors.

That's why I'm excited to introduce my Real Estate Benefits Program.

- Buyer & Seller Rebate Program – receive up to a \$3,000 credit towards your closing costs when you buy or sell your home with Debbie.
- Buyer & Seller Resources – 100s of FREE resources which include my books, calculators, relief resources; all designed to assist & serve.
- BenefitHub – Significant Online Savings of 25 to 70% and cash back rebates up to 25% plus Dining Coupons, and much more.

I support Local Small Businesses with **FREE** Advertising

Call Me at 954-579-5720



See how I can save YOU 1000s of dollars on your Real Estate

Visit ► SpecialHomeRewards.com

"How do you do anything...is how do you do everything!"
- Debbie Wysocki



Interesting Facts

- In Florida it is projected that the average woman will live to be 82 and the average man will live to be 76 years old. So what does that mean? Ladies, it means if you are not already, you will be calling the shots on how the money is spent.

- Did you know that women influence more than **83%** of ALL purchasing decisions in America!

- Women are expected to control two-thirds of the US wealth (approx. 20 Trillion Dollars) in the next two years and 30% of the wealth worldwide or 30 Trillion Dollars. And Real Estate is indeed a safe investment and a great place to balance a portfolio for passive income.



- **Florida Luxury Homes Group** believes in developing forever relationships with our clients - that's what makes them 'family'. Whether you have property in Fort Lauderdale, other cities, other parts of the country, or even internationally, Our Team is well equipped to be of service.

- We work with your other advisers to develop and execute your **personalized plan for the Lifestyle** you've created.



Testimonials



"I had a signed contract in 16 days from the time my home hit the MLS and 4 offers to choose from. Thank you Debbie. I am a happy customer."

~ Janet Wyant, Pompano Beach, FL



"We were under contract our first day over our asking price & Debbie had a waiting list of potential buyers. She handled every curve ball to close our home."

~ Deanna Landis, Fort Lauderdale, FL



"Debbie Wysocki is very professional. It's like 'Your wish is my command' - fairy tale! I can't thank Debbie enough for her enthusiastic attitude, friendliness and honesty."

~ Isabel Levin, Realtor



"We have used other Real Estate Agents before but have found none better than Debbie."

~ Dan Ustian, Chicago, IL



"We were referred to Debbie by a neighbor and Debbie navigated us through the home buying process. We closed in 34 days with an FHA Loan. Debbie explained the process along the way -- we were so excited to move into our new home."

~ Yuniort Martinez and Dorca Hernandez - Palm Springs, FL

Debbie Wysocki

REALTOR® | GRI | CLHMS
CERTIFIED INTERNATIONAL PROPERTY SPECIALIST



FLORIDA LUXURY HOMES GROUP

KELLERWILLIAMS

Luxury INTERNATIONAL

SENIOR LIVING FACILITY
5 STEP PLAN

Love Where You Live

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FLORIDA LUXURY HOMES GROUP.COM

Irresistible Solutions for Real Estate

KELLER WILLIAMS REALTY PROFESSIONALS

Trusted Advisor

Who comes to mind when you think of 'Trusted Advisor'?

If you're like most people, who comes to mind are:

- Lawyer
- Accountant
- Spouse
- Business Partner
- Family Member



As you consider your move to a Senior Living Facility, you may also be considering how to go about selling your existing home, which is one of your largest assets.

Having the right Real Estate Professional on your Team can make all the difference for a stress-free and profit-maximizing experience. *Debbie Wysocki* is recognized in her community, church, and by fellow Realtors as a person who gets results and contributes to many causes.



Senior Living Facility 5 Step Plan

The Following is Our Team's Simple 5 Step Plan to Sell Your Home for TOP DOLLAR

1. INITIAL CONSULTATION.

We will personally meet with you (and any relevant family members) to provide a complimentary home evaluation. We will then review your selling time frames and strategize the best plan of action.

2. GETTING ORGANIZED. Once the time frames have been determined, our Team will schedule our professional Home Stager and Organizer to go through the home with you to determine what items you would like to take with you to your new living arrangements as well as what items you would like to hand down to your family, friends, and charities.

3. TAKING INVENTORY. After you determine what items you will be taking with you, our Concierge Team along with our Estate Sale Specialist will work with you on what you would like to sell vs. donate and then schedule an Estate Sale if desired or needed.

4. PREPARING THE HOME FOR SALE.

After the personal items have been organized, our Team will work with Trade Service Professionals to make necessary repairs on the property to get the home in 'showing' condition.

5. MARKETING & SELLING THE HOME.

We will market and sell your home for Top Dollar using our Luxury Touch Program. It's all about ensuring an easy and effortless transition for you. Our Concierge Team will also coordinate with movers, packers, cleaners, gardeners and any other services you may need.



Your Partner

I am *Debbie Wysocki*, of Florida Luxury Homes Group, of Florida Luxury Homes Group, a Top 20 Agent in the South Florida Region with Keller Williams, and my number one goal is to accomplish your Real Estate goals.

Discernment, confidentiality, negotiating, and a good sense of humor have served me well in assisting my amazing clients from all over the world – whether they were a Fortune 500 businessman (or woman), sports personalities, or my wonderful neighbors, business associates, and friends. I really enjoy assisting them with their real estate goals.

My specialty is creating a great Real Estate 'Experience' that is stress free - whether you are buying, selling, leasing or securing our Residential Property Management Services.

Bringing people together and building relationships is what it's all about.

I am passionate about being a
Difference Maker.



My Partner
KELLERWILLIAMS
Luxury
INTERNATIONAL

Choosing to partner with KELLER WILLIAMS was an easy decision; they are the number one company not only in America, but in the world. They have the same WIN-WIN philosophy that I do. You have the entire KW Team behind you – not just a single Agent.

Sellers . . . Having been a Beverly Hills Financial Analyst for 10 years, I understand the time value of money and will negotiate on your behalf for the best price in the quickest time for an effortless close. Combining both traditional and outside-the-box marketing has proven to be a formula that has led to Top Producing Success for over 20 years.

Your Home is Listed on over 350 Search Engines immediately, including Zillow, Trulia, and Realtor.com

Yes, it is a good time to Sell. Why? Inventory is low. And, Consumer Buying Confidence is High!

Also, even though there has been an increase in interest rates, it hasn't affected the consumer's ability to purchase. If you are thinking about making a move to an Assisted Living Facility, let our Team be of service - **get Top Dollar for your House.**



To find all the Homes for Sale,
download this personalized Mobile App:
Text *DebbieRE* to 72727

Call for a
Consultation Today
at 954-579-5720.