

# Blueprint to Bliss

GUIDE TO STRESS-FREE UPSIZING FOR FAMILIES

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# Running Out of Room?

You've been in your first home for several years, but it's starting to get... snug, to put it lightly.

Every closet is full or overflowing, and you're even storing "out of season" clothes in the basement. Every time you take something out of your closet to wear, it needs to be ironed AGAIN because everything's just crammed in there. Bins of stuff are stacked everywhere because there's no place to put anything else.

Your counters have too much stuff all over them because there isn't enough cabinet space to store everything you use or need and there's too many people using one bathroom that doesn't have the proper storage and space.

There's toys seemingly everywhere because there isn't a designated play area for the kids, and their rooms are too small to house all of the toys they have. Some of your kids are sharing a room, and they're not getting along. They bicker about their things and about needing privacy, and the older the kids get, the worse it is going to get.

# Frustrations Mounting?

The kids need their own space for the sanity of the house... also for you to get your house back.

You don't have a private office space - in fact, your office is where the kids play in the basement. And even then, it's hard for them to be kids because they're constantly being told to keep it down.

And when they're not playing, they're always flopped at the kitchen table or on the couch doing homework, because there's no designated quiet space for them. If someone's working on a school project or a puzzle, there goes your kitchen table! Nobody can use the table until that project or puzzle is finished.

It's awful to work hard everyday and then come home to a house that's too small for your family and doesn't feel welcoming at all. It's adding stress to your life because nobody's happy there.

You watch HGTV and you see all the fabulous transformations and drool. You go into some of your friends' and family members' homes and they're so big and organized. Everything looks so neat and welcoming. Every child has their own room, and there is a formal dining room for when company comes.

# Are You Letting Fear Stop You?

You've been successful in your career and feel it's time for you to move up to a larger home because you are in a better financial position as you were when you bought your current home. It may be time to take the plunge and find a home that you and your family deserve instead of coming home everyday frustrated and dreaming about a better place.

But...

The thought of selling one house and moving in to another seems overwhelming. So you've been trying to make do.

You've tried every organization hack, but that didn't fix the problem.

You've updated some rooms to make them look better, but the house still isn't right..

**Here's the truth: You're focusing on where you are and letting fear get in the way instead of where you need to go and how you can get there.**

# I Learned the Hard Way.

I get that feeling of overwhelm, because I've been there. When I upsized, I was a wife and soccer mom of an active 5-year-old boy. He was literally taking over my house. I was constantly having to get things from the basement or put things back in the basement.

I had one small bathroom upstairs that barely had room to store a toothbrush.

I spent tens of thousands of dollars updating the entire home, but I still didn't have more space! I wish I knew then what I know now after 10 years in real estate.

I don't want others to make the mistake I made by spending too much money trying to make a the wrong home work. I advise you on what improvements make sense before you waste money.

It's important to do enough to make your home desirable without doing updates that won't increase your net return. I help you think strategically and understand current market trends and pricing.

# **You're One Step Closer to Bliss!**

**I Have a Process to Help You!**

**Often when I meet with families just like yours, they're unsatisfied with their home because their lives have changed in major ways, and it no longer meets their needs. They aren't sure exactly how to fix their problems or if they even can.**

**That's exactly why I created my BLUEPRINT TO BLISS system, a method to help growing families upsize to the right home. We partner together to follow the blueprint and truly align your living situation to meet your lifestyle needs. During these steps we'll figure out timing, budget, goals and an action plan! No more uncertainty.**



# FIVE STEPS TO BLISS

## STEP ONE: COMMUNICATE & COMMIT

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It's time for you to get off the fence and commit to making this move! Together, we'll meet and discuss exactly what you need out of your next home by determining what the issues are in your current home, as well as talking about any key wishlist items that you have for your next home.

I'll also tour your home with you as you explain the updates, features and problems in the home so that I have a clear picture of what you loved about the house, what will need repair before we list the house, as well as any minor touch ups or cosmetic repairs that will help bring additional traffic to your home.

The most important piece at this stage is making a commitment - we'll sign a listing agreement to make sure that we see this move through together. No more going back and forth.



## STEP TWO: SET A BUDGET

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One of the most important things to consider when purchasing a new home is your lender. Don't assume that the analysis you've gotten on a bank website is correct.

I'll suggest 1-3 lenders for you to visit, so that they you qualify for a new purchase price - that way we understand our budget. You'll need your last few paychecks, your latest bank statement, and your last tax return.

Providing this much documentation upfront allows the lender to give you a more accurate budget and it puts your pre-approval letter in a better light with listing agents when the lender can say that they have already seen documentation.

Some people get pre-approvals based on stated income and assets and then once they go to apply for a mortgage, the lender finds out they are not actually as qualified as they were led to believe and the deal can fall apart. It's always best to just get the provide the documents upfront so the lender can write you the strongest pre-approval letter and so that you can be confident that your loan will close in the end.



## **STEP THREE: LIGHTEN UP & LIST**

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**We want your home to be shown in the best possible light to prospective buyers to get you top dollar in the shortest amount of time. In order to do this, we have to create a warm and inviting environment focusing on the best architectural features and selling points of your home.**

**We will get professional photos of the home to be used on the MLS and all marketing pieces. I will market your home online with video tours and Facebook ads to target audiences so that it's seen by qualified buyers and their agents.**

**I'll hold an Open House the first weekend it is on the market to create a buzz and excitement about the property, I'll create professional feature sheets so that anyone who views your home either in an Open House or showing will have the feature sheet to take with them to help keep your property top of mind.**

**I provide you with maximum exposure for your property by utilizing digital, print and in-person marketing methods until the home is sold.**

**Once an offer comes in, I negotiate on your behalf to ensure that you're getting your home sold for the most money possible and with terms that work for your family.**

## **STEP FOUR: SHOP & OFFER**

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**We start looking for homes that meet your needs until you find the one you want to buy.**



**In order to be successful in a fast moving market, I'll provide you with a home shopping system that notifies you immediately when new properties that meet your criteria hit the market.**

**I'll also provide you a web site that allows you to see all of the properties that have been sent to you in one place. The site allows you to mark them as favorites, possible or rejected.**

**You can also keep notes you may have on the properties by using the site as well. This makes it easier for us to communicate about properties and for us to schedule showings.**

**You simply have to tell me that you want to see the homes marked as favorites on Saturday afternoon, and with the click of a couple buttons, I can request the showings.**

**When you find the home that you love, we then put an offer on that home and negotiate for terms needed to accommodate where we are in the process of selling your home.**

## **STEP FIVE: CLOSE & CELEBRATE!**

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**We coordinate the closing dates to avoid being without a home, and then close on both properties. I will be at the closing table with you and have you thoroughly prepared for closing by going over your settlement statement and real estate documents prior to closing, so there won't be any surprises or confusion on closing day.**

**I'm known to find a special way to commemorate or celebrate your new home purchase, so don't be surprised when I ask questions about your lifestyle, hobbies and preferences along the way!**



# AHHHH...BLISS!

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Here's what happens when you use the Blueprint to Bliss Method:

You'll pull up to your home everyday and smile because you have a sense of accomplishment for providing the perfect home to the family. You'll have more people over to create fond memories because you are proud of your house and you have the space to entertain.

Each of your children will have a private room and a designated play area that's completely separate from your room and your office/den, and a quiet and functional space to do homework and study.

The kitchen will have plenty of space for everyone and a great big island. There's a large deck/patio on the backyard for entertaining and family bbq's. There's a dining room so that your family can have special meals together instead of eating at the kitchen table for every meal.



**CLICK HERE!**

**Send me a message on Facebook to see how Blueprint to Bliss can work for your family.**

# WHAT PEOPLE ARE SAYING ABOUT ME

## Erik & Serena

Karyn is such a sweet and welcoming realtor. For my fiancé and I, we went into our first meeting with Karyn nervous about the home buying process but then she made us feel so comfortable, gave us great recommendations which we followed through with (lender, home inspector.) and most importantly helped us find our first home that we are in love with. She is honest and passionate. We are so grateful to of had Karyn as our realtor and I just want everyone to experience the amazing process we went through. Now we're in our home and happy as ever all thanks to Karyn.

## Ken & Julianne

Karyn was very professional, informative, and knowledgeable. She was always prompt, and considerate of our wishes and the sellers. Everything that Karyn told us was true. We never felt pressured to sell and buy our house. We trusted Karyn so much that we referred family members to her. I would not hesitate to have Karyn help us again in the future! Great realtor!

## Keith & Melody

Karyn is a passionate, hardworking professional and a joy to work with. No one can beat her enthusiasm and dedication to finding the right buyer for your property or the the Dream home you've been searching for.

Her extensive network allows her to find those hot properties before they even go on the market, she keeps abreast of current market trends, and is very knowledgeable in all facets of real estate. I highly recommend Karyn for all your real estate needs.

## Dave & Kim

Karyn Gaidos was an incredible realtor. Karyn made us feel comfortable about the whole moving process from selling to buying a new home. She was in constant contact with us from start to finish. Karyn sold our house in 26 hours due to her expertise of the market. Kayrn also worked extremely hard to get us into a new home that we absolutely love. She was very active keeping open communication with the seller, our mortgage company, and title company team to make sure we closed on time without any issues. I highly recommend Karyn Gaidos as your next realtor!



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