

Let Our Family Help Your Family

REARDON PARTNERS
Real Estate Team
The Next Generation of Real Estate Excellence

THE Platinum Group, REALTORS®

6760 Corporate Dr #300 Colorado Springs, CO 80919 | 719-955-8525 | reardonpartners.com



Our Goal

To complete a satisfactory real estate transaction, while providing you the utmost in customer service so that we can become your: “Realtors For Life”... A team you would feel comfortable referring to your family and friends for their real estate services. A full service real estate partnership established in Colorado Springs, Colorado.

Highest Caliber Results

We are dedicated to providing unparalleled service in a respectful and professional fashion.

We firmly believe that by representing the best interests of our clients, we represent the best interest of our firm.

We pride ourselves on being uniquely qualified to serve the needs of today’s buyers and Sellers.

We assure you the highest caliber results and will leave no detail overlooked.

Today’s competitive real estate environment requires nothing less!



Thank You

Thank you for your time and consideration in allowing us to help you in your real estate endeavors. As a potential seller of real estate, you will be confronted with many forces and feelings that will affect your selling decisions.

For most people, the largest investment they make in their lifetime is their home. Choosing a Realtor® that knows the market and can guide you through the sale process is a very important step. It will be our pleasure to help simplify this process for you.

Enclosed, we have provided you with some information about The Platinum Group and ourselves. We hope this will help make your decision to sell a little easier. Please take some time to review the following information, as we are sure you will find it very helpful and beneficial.

We look forward to working with you!

Sincerely,

Reardon Partners

Reardon Partners





Awesome Clients Give Awesome Testimonials!

Over 2000 Families Happily Served!

"This was the easiest sale of the home. Kelly was absolutely ready at every point of the process, and she was able to explain things in a way that helped us through some of the difficulty in negotiation and uncertainty from start to finish. I really appreciated the continual communication with us - she kept us updated without us having to pull for information."

-Jason and Jacinta E. | Sellers | December 2021

"Kim and Scott are extremely knowledgeable and attentive. They are very friendly, kind and show a great deal of compassion. They walked us step by step through the entire process and were available at all times of the day. I would highly recommend The Reardon Partners!"

-Denna | Seller | December 2021

"Kelly is extremely knowledgeable about all aspects of real estate. She pays attention to every detail and guides you throughout the process of the real estate transaction. If you are looking to buy or sell your property, I highly recommend Kelly at The Reardon Partners for all your real estate needs."

-Anne | Seller | November 2021

"Kelly, Kim & Scott went above and beyond in regards to their professionalism, attention to detail and exceptional customer service! They did an incredible job navigating us through the home-buying process! Truly from beginning to end - such a great team!"

-Claire & David B. | Buyers | October 2021

Client Reference



Client Reference List

These clients have kindly offered their names & numbers as references. Please do not hesitate to contact them regarding our services:

Andy Gessner
407-694-9591

Dan & Kris Burich
719-264-6504

Andy & Sonya Funchess
719-641-6493



About *Us*

About Debbie



Debbie Reardon
Realtor®

Debbie Reardon had been a top-producing REALTOR® in the Colorado Springs real estate market since 1994. She had earned many awards and designations over the years, but nothing gave her more joy than the relationships she had formed with her clients and the satisfaction of knowing that they had a positive real estate experience. Debbie joined The Platinum Group, Realtors® in September 2005, after spending her first five years in Real Estate with McGinnis GMAC and a subsequent 7 years at Prudential Professional Realtors®. Debbie was thrilled to be a part of this elite group of outstanding professionals. The Platinum Group's business philosophies were in line with Debbie's, and it was there that she was able to continue to provide her valued friends and clients with the same level of customer service they had come to expect from her.

Debbie was born and raised in a Manhattan suburb near Hackensack, New Jersey. She was the oldest girl of 9 children and had a large extended family. Debbie married her late husband, Vince, in 1978, and together they had three daughters: Kelly Hromadka, Kim Kingston, and Kacey Lacerte, three sons-in-law, Tim Hromadka, Kent Kingston, and Mike Lacerte, and five beautiful grandchildren. Debbie was thrilled to have all of her family living in Colorado and loved every minute she got to spend with them.

It was a big change for Debbie when in 1990 Vince's long-time employer, ITT Systems Division, relocated her family to Colorado Springs from their hometown in New Jersey. She immediately fell in love with the Peregrine area, which was a brand-new development at the time. Debbie and Vince purchased one of the first homes that were built in the neighborhood.

Debbie was very excited when her daughters, Kelly and Kim, accepted invitations to join her real estate team. Both Kelly and Kim came from professional working careers where they were very successful and brought their strengths to the Reardon Partners Real Estate Team. Both girls had first-hand knowledge of the Colorado Springs area since they were both raised there. This, coupled with their Masters-level education, inherent knowledge of the real estate industry, and prior success in other careers, made them huge assets to the team. And, they shared the same dedication to customer service that had been the cornerstone of Debbie's business for the past 26 years.

Debbie had developed a solid system for selling homes that she had great success implementing. This system led to approximately 100 sales/year and a high customer service satisfaction rating. Providing great service and satisfied customers was what it was all about for Debbie. The real estate market had improved, and Debbie had looked forward to a great future business with her daughters working beside her!

Now retired, Debbie was living in Colorado, enjoying her time with family, and cheering on the continued success of the Reardon Team!

About Kelly



Kelly Hromadka
Realtor®

Kelly@ReardonPartners.com
719-426-0770
ReardonPartners.com

Kelly joined The Platinum Group, Realtors® and alongside her mother, Debbie Reardon, on the Reardon Partners Real Estate Team as a third-generation realtor in 2013. Having watched both her mother and her grandmother maintain successful real estate practices, she is excited to work in the family business, and has been an asset to the team. Kelly shares the same dedication to customer service that has been the foundation of Debbie's business for 26 years!

Kelly graduated from Creighton University in Omaha, Nebraska before earning her Master's Degree in Education from Iowa State University. After teaching high school for several years, she gained extensive sales training in the Financial Industry with Northwestern Mutual.

Kelly was raised in Colorado Springs where she attend elementary, middle and high school in District 20. She is very familiar with the city and has extensive knowledge of Colorado Springs. She is look-ing forward to helping other families make Colorado Springs their home as her family has for the past 23 years.

Kelly married her husband, Tim Hromadka, in November 2018, and together they live in Black Forest with their son, Finnigan. Please contact Kelly at kelly@reardonpartners.com or at 719-426-0770.

Kelly shares the same dedication to customer service that has been the foundation of Debbie's business for 26 years!

About Kim



Kim Kingston
Realtor®

Kim@ReardonPartners.com

719-229-3142

ReardonPartners.com

Kim graduated from Colorado State University in Fort Collins, Colorado with a Bachelors of Arts. She earned her Masters of Business Administration from the University of Colorado. She has a credit for passing the Colorado CPA Exam and worked as a Vice-President Mortgage Division Controller for 2 nationally chartered banks prior to joining Reardon Partners. She is excited to leverage her knowledge of mortgage, tax, and accounting to aid customers with their most significant financial investment—home ownership!

Kim received her Real Estate License in February 2018 and has been an essential part of the team as a Licensed Agent. Having grown up in Colorado Springs and now enjoying raising her family here, she is very knowledgeable about the area and all that this wonderful city has to offer.

Kim resides in Pine Creek with her husband, Kent and their two children, Vinny and Ivy.

She is excited to leverage her knowledge of mortgage, tax, and accounting to aid customers with their most significant financial investment—home ownership!



THE
Platinum Group,
REALTORS®

The First Choice in Real Estate

Here's Why We're The Leader

A POWERFUL COMPANY WITH LOCAL COVERAGE

The Platinum Group, Realtors® are synonymous with Expertise. With over $130,000,000 in annual sales, we define the local neighborhood expert. We know the neighborhoods, the price ranges and the people. Simply put, for the Colorado Springs area, The Platinum Group, Realtors® are there, where you want to live.

UNPARALLELED CLIENT SERVICE

Uncompromising client service is our starting point. From there, every Platinum Group, Realtor® strives to exceed your expectations and get the results you demand.

SOPHISTICATED TECHNOLOGY

Utilizing the most sophisticated technology enables us to achieve your goals—quickly and effectively. From market statistics and customer service to advertising and promotion, The Platinum Group, Realtors® put today's technology to work for you.

TARGETED ADVERTISING

Our Strategic, creative advertising campaigns are locally recognized for excellence. But more importantly, The Platinum Group, Realtors® disseminates your message to highly-targeted audiences.

POWERFUL CONNECTIONS

The Platinum Group, Realtors® connect you to an extensive network of powerful clients. Our connections include a broad spectrum of industries including private banking and the financial community.

EXTENSIVE REFERRAL BASE

80% of our Buyers are referred to us through personal referrals, about the same for our Sellers. This is a strong testament to our unwavering client service and the success of The Platinum Group, Realtors®. We tap into an extensive relocation base not specific to a certain franchise, providing you the "Best Service" possible.

AUTHORITATIVE INFORMATION

Our experience speaks for itself, our Brokers hold to the highest ethical standards while maintaining what is most important to you, RESULTS. We specialize in customer care far beyond our competition. With an average 14 years experience, expect up-to-date market information and advise that will keep you proactive in an ever changing real estate market.

THE PLATINUM GROUP, REALTORS®

A 1st class real estate firm. And it shows! Quality professionals working hard together to achieve your real estate dreams and goals. Hire one of us, you get all of us!



Platinum Broker's *Creed*

1. I will operate with the highest level of honesty, integrity and moral conduct.

2. I don't sell properties, I serve people.

3. I am confident in the value I bring to my clients and the compensation I receive for it.

4. I am a professional, I don't take on the stress or emotions of my clients and escalate issues into problems, rather I am a master issue solver.

5. I care more about how my clients feel about my services and competency level than the number of deals I do.

6. I strive to continuously grow and change to serve my clients where the market is at and where society is, as I know not changing is a disservice to my clients.

7. I promote a spirit of cooperation with my fellow Brokers.

8. The more I share my widom and expericne with the next generation of Brokers the more I receive back and the stronger our industry will become.

9. In order to educate my clients to make the best decistions, I must first be educated and have market knowledge far superior to everyone else.

10. I am a Platinum Broker operating by the Platinum Rule, 'Do unto others as they would like done to them'.





The Proof is in the *Numbers*





Marketing Your Home



Listing Enhancement Program

Exclusively Offered To You By Reardon Partners!

With our compliments, we offer you the following services to help you prepare your home to sell!

$150 TOWARDS A HOME STAGING CONSULTATION	Home Staging $150 Towards a Home Staging Consultation
CARPET CLEANING $85 VALUE	Carpet Cleaning of 2 Rooms Up To 500 Sq. Ft. of Your Choice ($85 Value)
$150 TOWARDS HOUSE CLEANING	House Cleaning Services $150 towards Cleaning Service



Maximum Exposure

LUXURY PORTFOLIO INTERNATIONAL®

Listings Over $850K

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reardonpartners.com

PPAR
PIKES PEAK ASSOCIATION OF REALTORS®

trulia

YOUR PROPERTY

Zillow®

realtor.com®

Additional Sites as Needed

Virtual Tour

360

SOCIAL MEDIA

E-Blast Announcements



Vendor Partners





Vendor *Partners*

WE'VE GOT A GUY, OR GAL FOR THAT!

At the Reardon Partners, we have a list of qualified vendors we recommend for various home projects.

- Plumbers
- Painters
- Repairmen
- Organizers
- Flooring
- Cleaners
- And more!

What ever your home repair or improvement needs are, we can help.



The Reardon Partner *Difference*

The Four Phases of the Real Estate Process





4 Phases of the Real Estate *Sale*

PHASE 1: The Introductory Phase

Initial Meeting with Reardon Partners at the property to determine client's needs & discuss Listing Process

Subsequent meeting with Reardon Partners at The Platinum Group to complete listing paperwork. Sellers to bring all documentation discussed at initial meeting.

Scott Moeller to contact seller to provide any necessary clarification to listing process

PHASE 2: The Inspection & Merchandising Phase

Clients begin preparing house for market based upon recommendations from Reardon Partners.

Pre-Inspection and Staging Consultation is scheduled.

Communications with Reardon Partners as inspection items are resolved.

Communications with Reardon Partners as needed as Staging list items are completed

Once staging task list is completed, clients notify Reardon Partners that the house is ready

Remaining Listing Enhancement Program (Carpet Cleaning, Whole House Cleaning) appointments are scheduled

Professional photo shoot scheduled (3-4 days prior to activating listing)

Recommended Home Inspectors

Dan Parillo
Integrity Home Inspections
719-761-8540

Aaron Hunt
Hunt Property Inspections
719-344-5455





4 Phases of the Real Estate Sale

PHASE 3: The Marketing Phase

Photo shoot of home with professional photographer occurs.

Scott meets with clients at photography session to measure rooms, obtain data for MLS inputting & discuss showing process with seller.

HOME IS PUT ON THE MARKET!

- Property is uploaded into MLS and all other marketing websites per Listing Presentation Book.
- MLS is sent to seller for review.
- Sign is installed in Front Yard.
- Lockbox delivered/installed
- Flyers and shoe covers are delivered for showings
- Regular updates as to online and in-person showing activity
  - Feedback after every showing
  - Weekly marketing graphs from various websites showing online traffic

PHASE 4: The Under Contract/Closing Phase

OFFER RECEIVED!

Reardon Partners notifies Seller of receipt of an offer; offer is presented to Seller and negotiated accordingly.

Once Under Contract, Scott will facilitate as Transaction Coordinator and communications will begin with regard to Processing, Scheduling the

Buyer's Inspection & Appraisal, Buyer's Final Walk Thru and Closing.

Reardon Partners will notify Seller once Buyer's Final Walk Thru is scheduled and Final Figures are received from the Title Company.

Closing will occur at The Platinum Group or Guaranteed Title Group;

Reardon Partners will instruct Sellers on what to bring to make closing smooth and efficient for all parties

Contract *Timeline*

THE WAYS A BUYER CAN LEGITIMATELY TERMINATE A CONTRACT AND GET THEIR EARNEST MONEY BACK.

- OFFER RECEIVED!
- TITLE OBJECTION – approx.. 7-10 days post-contract
- HOA OBJECTION – approx. 7- 10 days post-contract
- INSPECTION OBJECTION - approx. 7-10 days post-contract.
- INSPECTION TERMINATION/RESOLUTION – typically within 2 weeks of contract
- APPRAISAL – approx. 3 weeks post-contract
- SURVEY – approx. 3 weeks post-contract
- LOAN TERMINATION – approx. 7 days pre-closing
- CLOSING DAY – approx. 30 days after contract signed

CONDITIONAL SALE – varies

LEAD BASED PAINT – varies



Thank You!

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