

RANCHO SANTA TERESA NEWS

President's Message

Hello Rancho Families,

SOLAR UPDATE: Our solar is finally up and running! We're so excited this project is complete and Rancho will begin to reap the benefits of solar just as our busy season gets underway. Thank you to our Office Manager, Terrie, our Facilities Manager, Luke, our entire Board of Directors, and especially Michael, for getting this across the finish line!

POOL COVERS: We're glad lap swimming in the main pool and the adult pool is available for our members, however, we've noticed a lot of wear and tear on the covers. It's important that the covers are pulled on and off the pools correctly. The investment is significant and we want them to last as long as possible. We've published a "how-to pull the pool covers" [video](#). Please watch and make an effort to help us maintain our investments at the Club.

SEA OTTERS ARE IN THE WATER: The Sea Otters will be practicing on weekday afternoons and evenings in May. Their season starts a little earlier than normal this year. When we open on weekday afternoons beginning May 28th, Sea Otters will use 4 lanes of the pool for practice. Members will have access to one lane and the diving well for free swim. Please don't forget that the facilities (including adult pool, spa, tennis courts, and kiddie pool) are closed to member use on Sea Otters home meet days until 2:00 pm. Home Meet dates are: **5/11, 6/1 & 6/15.**

SEA OTTERS SERVICE PROJECT: If you're a former or current Sea Otters family, please consider joining the team for their 3rd Annual Sea Otters/Rancho Service Project on Saturday, May 4th from 10:00am-12:00pm. Rancho is very grateful for the partnership with Sea Otters and is thrilled the team is coming back to help with some key projects this Season. See page 3 for more details.

MEMORIAL DAY PARTY: Join us Monday, May 27, from 12:30- 7:00 pm for our Memorial Day Celebration. We'll have games, food and music. More information including the activity schedule will be e-mailed to members and posted on Facebook and Instagram closer to the event date.

ADULT POOL/HOT TUB: The adult pool is reserved for those 18 and older. Children under the age of 18, regardless of parental supervision, are not allowed to use the adult pool. For the spa, children under the age of 14 must have direct, undistracted supervision while using the hot tub.

SNACK SHACK & GUEST FEES: We have a great selection of snack items available for purchase, in the Office, so check it out when you visit the club. You can pay for guest fees, pool party guest fees, and snack shack items, at the office, using a credit card, Google or Apple Pay. We also take cash.

Continued on Page 2

MAIN POOL HOURS:

MAY 1 - MAY 26

Sat & Sun 1 - 7 PM

MEMORIAL DAY: MAY 27

12:30 - 7 PM

MAY 28-JUNE 7

M-F 3:30PM-7:30PM

SAT/SUN 1PM-7:30PM

Please see our website for all of our summer hours.

ADULT POOL, SPA & TENNIS COURT HOURS: Daily 8AM-10PM

LAP SWIM: Mon-Fri 5-7AM & 9-11AM
Evening Hours: Mon-Thurs 9-10PM

OFFICE HOURS: Tues & Thurs
10AM-Noon

ONLINE DUES PAYMENTS:

Send your email address to RSTSRCooffice@gmail.com and request an online invoice.

KEY FOBs:

Need a key fob? Come in during pool hours or contact rstsrcmemberinfo@gmail.com

NEXT BOARD MEETING:

Monday, May 20 • 6pm
Lounge

HALL RENTAL REQUESTS:

Go to the Parties-Rentals tab on the website at ranchosantateresa.org



RANCHO SANTA TERESA NEWS

President's Message, cont.

PRIVATE & SEMI-PRIVATE SWIM LESSONS: Private and semi-private swim lessons are available! Details are posted on the [Rancho website](#) and at the pool. We are also building a lessons program for motivated adults who want to learn to swim, quickly. Look for more details in June. In the meantime, visit our website or email our [Swim Lessons coordinator](#).

**There may be times when swim lessons will take place in the Adult Pool. Please know we aim to minimize member impact when using the Adult Pool for swim lessons.

GROUP SWIM LESSONS: Our 2-week long Summer Group lesson sessions will begin when school is out in June. Sign-ups are open and additional information can be found on the [Rancho website](#).

FOLLOW US ON FACEBOOK & INSTAGRAM: Facebook - Select [Rancho Santa Teresa Swim & Racquet Club](#) (Nonprofit Organization). Rancho only maintains this page. Instagram - [@rstsrc_official](#).

Join in and Find Franklin during main pool hours, tag Rancho on Instagram with your picture with Franklin, then bring Franklin back to the Office, to win your prize.

GAME ROOM: During main pool hours, game room equipment can be checked out from the office by leaving a shoe with the staff. We have a pool table, foosball, air hockey, and a ping pong table available to play. Please note, the game room is not available if the Hall is being rented that day. Also, don't forget, we have a shuffle ball court between the basketball net and the volleyball court. You can check-out shuffle ball equipment at the office, as well.

POOL PARTIES: If you are looking to host a pool party at the club this summer, you can make your party request online. ([parties-rentals](#))

CLUB ACCESS: If you are not current in your dues, the staff will inform you of any outstanding balance when you attempt to check-in at the front window. Dues must be current in order to use the club facilities. If we have your email address on file, you can get email reminders for dues, as well as pay online.

- Stacy



RANCHO SANTA TERESA NEWS



Sea Otters News

The Santa Teresa Sea Otters are a
Non-Profit Organization
www.stseaotters.com

OUR 2024 SEASON IS HERE!

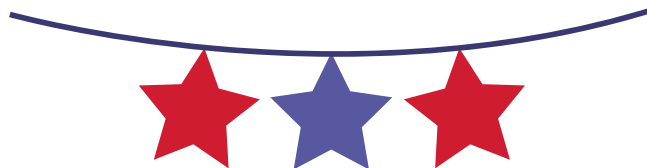
Our swimmers have now been back in the water since early April and are making a big splash! We're thrilled to have 190 swimmers this season, with 35 of those being new, including over 20 new families.

Our Head Coach Jerry Bozzo is supported by his talented assistant coaches, including Andrew Crabtree, Ben Phipps, David Phipps, Jalen Bozzo, Jessica Silva, Joey Wycoff, Kyra Leglu, Les Greenwood, Marcus Callaghan and Mark Kleiner. Some of our coaches are already on the pool deck, while some will be joining us partway through the season.

Mark your calendars!

- 4/21-5/3: Volunteer Sign-ups
- 5/1: Team Picture Day - Rancho, 3:30-6:00pm
- 5/4: Sea Otters Rancho Service Project - Rancho, 10am-12noon
- 5/11: Time Trials (aka Donut Meet)**
- 5/18: Santa Teresa @ Pinehurst, Dual Meet**
- 5/18: Restaurant Night Fundraiser - Chipotle (Cottle)
- 5/24: P'Otterluck Dinner - Rancho, 5:30pm
- 5/25: Santa Teresa & Crossgates, Dual Meet**

Visit www.stseaotters.com for more details. You can also follow us on Facebook and Instagram. Or contact Edie Fischer, chair.stseaotters@gmail.com.



RANCHO SANTA TERESA NEWS

Free Weekly Activities

LAP SWIM

Mon-Fri 5-7AM & 9-11AM

Evening Hours: Mon-Thurs 9-10PM

No lifeguards are on duty. If the pool is covered when you arrive, please re-cover when you leave.



Please email rstsrcmemberinfo@gmail.com for contact name/number for evening lap swim. Evening lap swim requires coordination with SVS, after swim practice.

MAKE SURE TO RE-COVER THE SPA AFTER USE

Members must put the cover back on the spa if used when the main pool is not open. This helps maintain the water temperature and decrease our heating costs.

FRIDAY COFFEE CLUB

Enter through the front entrance of the Hall on Fridays. The fun lasts from approximately 10AM to 12:00PM. We play Dominoes, Mexican Train and a card game called Sequence. If you do not know how to play, we are happy to teach you or you can attend just for the fellowship. Coffee and snacks are available every week.



Neighborhood Happenings

Farmer's Market

Santa Teresa Farmer's Market is open, every Saturday from 9AM-1PM at 6232 Santa Teresa Blvd (Kaiser/Library parking lot). Shop a variety of fresh fruits and vegetables, as well as other stands such as baked goods, eggs, honey, and more!



RANCHO SANTA TERESA NEWS

Available Lessons

TENNIS WITH TOM

Due to Memorial Day Holiday, Monday May 27th will move to **Tuesday May 28**

Monday, Wednesday, Thursday 4PM - 8 PM
Lessons from NorCal Tennis Academy - norcaltennisacademy.com-
Contact Tom Le: 408-896-5745



AQUA FITNESS WITH DARLENE & AMY

MAY SESSION - 14 classes - \$168 Members. Partial month or drop-in rates also available. Aqua Cardio & Toning Interval Workout For All Ages. Each 60-minute session includes stretching/warm-up, cardio and toning intervals, core training and cool down. Lose weight and tone up with a low-impact workout in a non-judgmental environment. You do not need to know how to swim or to submerge your face, and can wear whatever aquatic clothing is comfortable for you.

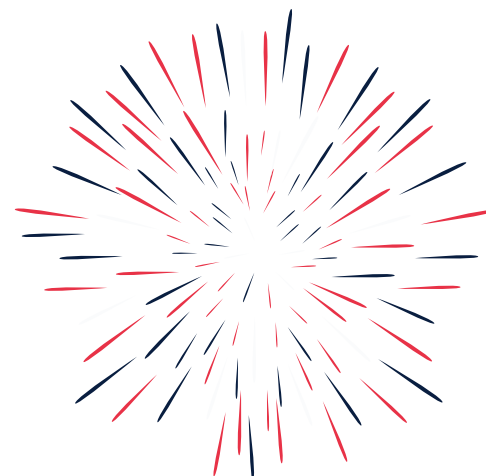
Partial month or drop-in rates also available. **Contact Darlene at 408-420-5916 / dvossbri@gmail.com or Amy at 408-386-9600 or amyraz@comcast.net with questions or to join the class.**



Spring into a new routine!

TRY AN AQUA FITNESS CLASS THIS MAY.
See more information in the available classes section of the newsletter.

Amy Raczkowski | 408-386-9600 | amyraz@comcast.net
Darlene Vossbrinck | 408-420-5916 | dvossbri@gmail.com
AQUATIC EXERCISE ASSOCIATION AND RED CROSS CPR/AED CERTIFIED



RANCHO SANTA TERESA NEWS

Monthly Events

POKER NIGHT

Upcoming Date - 5/17

All Members who are 21+ are welcome to join us to play Texas Hold'em in the Lounge at 7PM. Buy-in will be \$20, with an option to buy in one more time for an additional \$20. Bring your own beverage (alcoholic or otherwise) and a snack to share (optional).



GAME NIGHT

Upcoming Date - 5/3 (Not the last Monday of month due to Memorial Day)

All members who are 18+ are welcome to play games. Some groups may choose to play Bunco and others may choose Mahjong. Bring your favorite drink, light appetizer to share. Some groups (like Bunco) may suggest adding some cash to a winner's pot to share so bring some one, five, and ten dollar bills. For questions, please contact Rupali Solanki at rupali.goyal10@gmail.com or Patty Borg at ptybrg28@hotmail.com.



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RANCHO SANTA TERESA NEWS

SECOND QUARTER DUES ARE NOW PAST DUE

Second Quarter dues were due April 1st. THIS IS YOUR DUES NOTICE. We do not mail invoices to save costs. If we have your email on file, reminders will be sent along with the ability to pay your dues online. Dues are now \$132/quarterly or \$528/annually. A \$10 late fee is assessed after the 15th day of the Quarter.

Payment options:

- Check/cash: Mail to RSTSRC, 286 Sorrento Way, San Jose, CA 95119. You can also drop it off at the club mailbox located on the top of the stairs by the front Hall entrance.
- EFT: If you have not received an online invoice, send your email to RSTSRCoffice@gmail.com. You will receive invoice emails that will allow you to pay online. There is no additional fee to you.
- CREDIT/DEBIT: A nominal fee of \$4/qtr, \$12/year is required. Email the office and request credit/debit payment.

KEEP YOUR ACCOUNT INFORMATION CURRENT

It is your responsibility to make sure the office has the correct information on file for your phone numbers and e-mail accounts. Send any updates to rstsrcoffice@gmail.com

Fix Before You List

Planning to Sell Your Rancho Santa Teresa Home?

Get up to \$75,000 interest free to update your home now, sell for more, and pay at closing!

Sell your home for more money and faster with quick and easy, pay at closing home improvements!

Small improvements such as paint, flooring, and landscaping can net you as much as \$100,000 - \$200,000 more on the sale price of your home.

Now you can Fix Before You List, Sell for More, and Pay at Closing!

Call/text Matt Cossell at 408.761.3271 or matt@mattcossellteam.com



MATT COSSELL
— REAL ESTATE SERVICES —

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DRE# 01382971



kw
KELLERWILLIAMS

RANCHO SANTA TERESA NEWS

RANCHO SANTA TERESA SWIM & RACQUET CLUB Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L January - March, 2024

	Total			
	Actual	Budget	over Budget	Budget
Income				
Total 4000 Dues and Assessments	\$ 177,034.00	\$ 178,132.00	\$ (1,098.00)	99.38%
Total 4100 Member Lesson Income	\$ 8,400.00	\$ 4,240.00	\$ 4,160.00	198.11%
Total 4200 Nonmember Lesson Income	\$ 7,988.58	\$ 9,190.00	\$ (1,201.42)	86.93%
Total 4300 Member Rental Income	\$ 9,430.00	\$ 5,625.00	\$ 3,805.00	167.64%
Total 4400 Nonmember Rental Income	\$ 1,770.00	\$ -	\$ 1,770.00	
Total 4500 Interest on Operating Funds	\$ 4,112.53	\$ 3,669.00	\$ 443.53	112.09%
Total 4600 Social Event Income	\$ 29.00	\$ -	\$ 29.00	
Total 4700 Services Fees & Late Fees Income	\$ 992.00	\$ 872.00	\$ 120.00	113.76%
Total 4800 Other Ordinary Income	\$ 1,332.00	\$ 700.00	\$ 632.00	190.29%
Total Income	\$ 211,088.11	\$ 202,428.00	\$ 8,660.11	104.28%
Gross Profit	\$ 211,088.11	\$ 202,428.00	\$ 8,660.11	104.28%
Expenses				
Total 5000 Gross Payroll	\$ 23,108.41	\$ 16,919.00	\$ 6,189.41	136.58%
Total 5100 Payroll Related Expenses	\$ 3,755.53	\$ 1,929.00	\$ 1,826.53	194.69%
Total 5600 Social Event Expenses	\$ 731.20	\$ 1,678.00	\$ (946.80)	43.58%
Total 5800 Other Member Services	\$ -	\$ 200.00	\$ (200.00)	0.00%
Total 6000 Professional Services	\$ 2,368.90	\$ 4,070.00	\$ (1,701.10)	58.20%
Total 6100 Other Outside Services	\$ 10,587.50	\$ 7,946.00	\$ 2,641.50	133.24%
Total 6200 Insurance	\$ 13,846.26	\$ 14,148.24	\$ (301.98)	97.87%
Total 6300 Bank Fees	\$ 421.60	\$ 371.00	\$ 50.60	113.64%
Transfer fees	\$ 1,934.06	\$ 1,340.00	\$ 594.06	144.33%
Total 6500 General Office Expenses	\$ 5,851.38	\$ 4,745.00	\$ 1,106.38	123.32%
Total 6800 Taxes and Licenses	\$ 1,241.00	\$ 1,256.00	\$ (15.00)	98.81%
Total 7000 Building and Hall Maintenance	\$ 51,171.64	\$ 10,448.00	\$ 40,723.64	489.77%
Total 7100 Pool Maintenance	\$ 5,759.36	\$ 4,232.00	\$ 1,527.36	136.09%
Total 7200 Utilities	\$ 27,533.89	\$ 27,672.49	\$ (138.60)	99.50%
Total 7300 Reserve Funding	\$ 29,550.00	\$ 29,550.00	\$ -	100.00%
Total Expenses	\$ 177,860.73	\$ 126,504.73	\$ 51,356.00	140.60%
Net Operating Income	\$ 33,227.38	\$ 75,923.27	\$ (42,695.89)	43.76%
Other Income				
Total 9000 Reserve Fund Income	\$ 6,797.46	\$ -	\$ 6,797.46	
Total Other Income	\$ 6,797.46	\$ -	\$ 6,797.46	
Other Expenses				
Total 9500 Reserve Fund Expenditures	\$ 34,189.61	\$ -	\$ 34,189.61	
Total Other Expenses	\$ 34,189.61	\$ -	\$ 34,189.61	
Net Other Income	\$ (27,392.15)	\$ -	\$ (27,392.15)	
Net Income	\$ 5,835.23	\$ 75,923.27	\$ (70,088.04)	7.69%



Laurie & Michelle

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The Real Estate Report

Home Sales Prices Up, Sales Down in March

The median sales price for single-family, re-sale homes was up 13% compared to last year.

The average sales price for single-family, re-sale homes was up 13.4% year-over-year.

Sales of single-family, re-sale homes were down 1%, year-over-year, in March. There were 587 homes sold in Santa Clara County last month. The monthly average since 2000 is 987.

The sales price to list price ratio rose from 107.4% to 109.2%.

Pending sales were down 42.2% year-over-year.

Inventory of single-family, re-sale homes was down for the twelfth month in a row. It fell 28.3% compared to last year. As of April 5th, there were 440 homes for sale in Santa Clara County. The average since January 2000 is 2,703.

Days of Inventory, or how long it would take to sell all homes listed for sale at the current

rate of sales, fell from 29 days to 22 days. The average since 2003 is 89.

It took sixteen days to sell a home last month. That is the time from when a home is listed for sale to when it goes into contract.

The median sales price for condos was up 3.2% compared to last March. The average sales price gained 5.8% year-over-year.

Condo sales were flat. There were 245 condos sold in February.

The sales price to list price ratio rose from 103.9% to 106.1%.

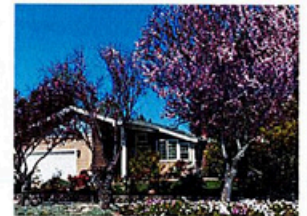
Condo inventory was flat compared to last March.

As of April 5th, there were 244 condos for sale in Santa Clara County. The average since January 2000 is 757.

Days of inventory rose from twenty-nine to thirty.

It took an average of nineteen days to sell a condo last month.

If you are planning on selling your property, call me for a free comparative market analysis.



253 El Portal Way, San Jose

Class: Res. Single Family
 Beds: 4
 Baths (F/P): 2 (2/0)
 SqFt: 1,503 SqFt (Realist*)
 Lot Size: 6,000 SqFt
 Elem: Santa Teresa Elemer
 High: Santa Teresa High / I
 LA/LO: Laurene Hansen

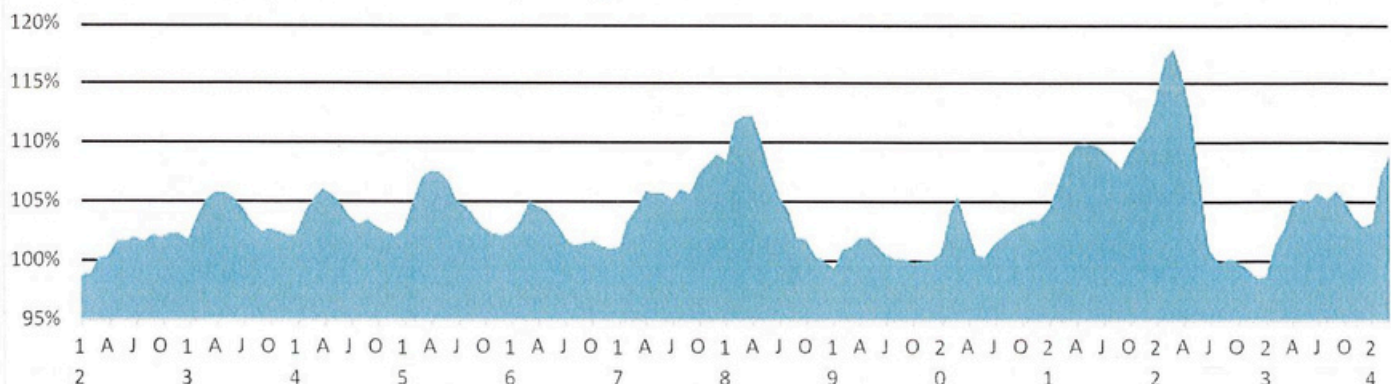
List Price: \$1,398,000

VISIT

<https://lauriehansen.rereport.com>

Search for recent sales & listings in your neighborhood, or in the neighborhood where you are considering buying.

Santa Clara County Homes: Sales Price/Listing Price Ratio



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THE REAL ESTATE REPORT

Santa Clara County



Laurie & Michelle

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Quick Summary of Comparable Properties

Residential Summary

Res. Single Family

ACTIVE	Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
	272 Sorrento Way	San Jose	4	2 0	5	1,929	\$776.57	6,098 (sf)	\$1,498,000	58
M	269 Dondero Way	San Jose	4	2 0		1,864	\$803.65	5,663 (sf)	\$1,498,000	54
N	253 El Portal Way	San Jose	4	2 0		1,503	\$930.14	6,000 (sf)	\$1,398,000	54

ACTIVE	# Listings:	3	AVG VALUES:	5	1,765	\$836.79	5,920 (sf)	\$1,464,667	55
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PENDING	Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age
	6503 San Ignacio Avenue	San Jose	4	2 0	2	1,843	\$813.83	6,000 (sf)	\$1,499,888	52

PENDING	# Listings:	1	AVG VALUES:	2	1,843	\$813.83	6,000 (sf)	\$1,499,888	52
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SOLD	Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
	6314 Purple Hills Drive	San Jose	4	2 1	7	2,124	\$894.54	6,443 (sf)	\$1,649,000	52	\$1,900,000	03/06/24
	6318 Nepo Drive	San Jose	3	2 0	4	1,343	\$1,269.55	5,663 (sf)	\$1,498,000	54	\$1,705,000	03/12/24
	263 Cresta Vista Way	San Jose	4	2 0	4	1,735	\$979.83	7,405 (sf)	\$1,540,000	56	\$1,700,000	04/08/24
	325 Curie Drive	San Jose	3	2 0	7	1,400	\$1,178.57	6,300 (sf)	\$1,425,000	55	\$1,650,000	03/07/24
	6505 Kona Court	San Jose	3	2 0	2	1,408	\$1,147.02	6,534 (sf)	\$1,399,950	54	\$1,615,000	04/09/24
	6323 Solano Drive	San Jose	3	3 0	12	1,923	\$832.03	5,663 (sf)	\$1,500,000	51	\$1,600,000	04/10/24
	6585 Prague Court	San Jose	4	2 0	7	1,868	\$856.53	6,098 (sf)	\$1,350,000	50	\$1,600,000	03/21/24
	6426 Samar Drive	San Jose	3	2 0	6	1,694	\$914.99	5,663 (sf)	\$1,449,000	54	\$1,550,000	03/06/24

SOLD	# Listings:	8	AVG VALUES:	6	1,687	\$1,009.13	6,221 (sf)	\$1,476,369	53	\$1,665,000
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263 Cresta Vista Way, San Jose

Class: Res. Single Family
Beds: 4
Baths (F/P): 2 (2/0)
SqFt: 1,735 SqFt (Realist*)
Lot Size: 7,405 SqFt
List Price: \$1,540,000
Sale Price: **\$1,700,000**
List Date: 03/15/2024
Sale Date: 03/19/2024
COE Date: 04/08/2024

Fully Remodeled!

(Continued from page 2)

With mortgage rates and home prices elevated, applications for mortgage credit have been trending generally lower with occasional upward flares. After such a flare in the week ending March 8, the next two weeks have erased some of that gain, and in the week ending March 22 a 0.7% decline in mortgage applications was reported by the Mortgage Bankers Association. Requests for funds to purchase homes eased slightly, declining 0.2%, while those to refinance existing mortgages dropped back by 1.6%. After declining more than a percentage point from November to early-mid February, mortgage rates have been somewhat firmer, bouncing around at levels above their recent bottom over the last few weeks.

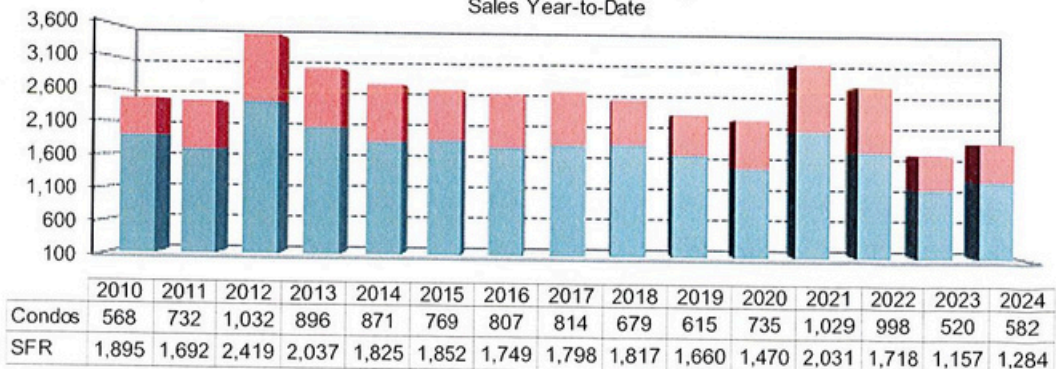
Unless you're impatiently waiting for lower interest rates, there's nothing at all wrong with benign stability. The economy is performing, labor markets are stable and high, inflation is flat and firm, but could be lower. If you hope to see the Fed move sooner or more forcefully, we'll need to see some change -- a faltering in labor markets, a new and faster downturn for inflation, a darkening economic climate -- but

there's little such indication that these kinds of pronounced changes are in the offing, at least in the near term.

With this as a backdrop, all we can do is wait for the slow drip of change that's currently occurring to get to a place where the Fed is comfortable not only making the first change in short-term rates but also signaling that the path ahead will include more of them. Until we get to that place, or unless there is some other significant change in the economic or global climate, it's hard to expect that we'll see much change to mortgage rates.

There has been little actual trend for mortgage rates for some weeks now, and we'd expect that to continue next week. At least through the end of this week, indications are that we might see a 2-3 basis point decrease in 30-year fixed mortgage rates as reported by Freddie Mac when next Thursday comes. The month and quarter has come to an end, so perhaps the new month and start of the new quarter will bring with it some change.

Santa Clara County Sales Year-to-Date



Rancho Santa Teresa

Find Out How Much Your Rancho Santa Teresa Home Is Worth

If you're going to sell your Rancho Santa Teresa home in the next 6-12 months, what you do right now to prepare for the sale could make a difference of thousands of dollars. Now you can get a FREE evaluation of your home's value and tips on how to prepare your home for sale.

On RanchoSantaTeresaHomeValue.com, you will:

- Find out how much your home is worth compared to other homes in today's market.
- Get a FREE list of homes for sale and sold in your neighborhood in the last 6 months so you have a good idea of what's been selling in your area.
- Plus, find out how to get a FREE report on which fix-ups will get you the best return on your investment as you prepare your home for sale.



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REAL ESTATE SERVICES

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RanchoSantaTeresaHomeValue.com
and enter your property address



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or We'll Sell it for
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When you're ready to take the next step toward selling your home, we're here to help. Our trademarked 5 Day Blitz Marketing Plan will get your home seen by thousands of motivated buyers.

The Right Price

We'll quickly put together a custom marketing plan with an effective price. A well-priced home often generates competing offers and drives up the final sale value.

In marketing your home, we also develop a listing that emphasizes its unique aspects. We then put your home in front of buyers by establishing it on the local MLS, calling the top agents who produce the most sales in your neighborhood and reaching out to the neighbors.

Effective Internet Marketing

We host one of the top agent-owned home search website in Santa Clara County. In addition to our innovative website, we will use the Internet to make your listing highly visible including posting your home as a "Coming Soon" listing on multiple websites.

The Best Deal

When we list your home, we do so at no additional cost. When you start to get offers, we can represent you during the emotionally charged negotiating process and ensure that you get the best price, and favorable closing terms.



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