

Across the top of the home page keep my Logo & "Jilly Sells all Realty" in the far left corner and the phone number on the call button on the top right should be 817-243-9619

The headings should read from left to right:

HOME, CURRENT FEATURED PROPERTIES, ABOUT US, CONTACT US

1) "HOME" PAGE CONTENT

Eliminate both "Choice of any residential properties for you" & "What we do?" section headers and the very first section header on the homepage should read: (please pay attention to all caps vs no capital letters)

JILLY SELLS ALL REALTY (large font, center)

"Big or Small, Jilly Sells All" (smaller font directly underneath, also centered)

PROPERTY SEARCH

(each of the headings in this section should look similar to the rectangular boxes in the current "What we do" section of the current homepage; it should have a picture in the middle and a button that says **"Search Listings"** at the bottom, centered)

GAMLS IDX URL: <https://jonesjilysia.georgiamls.com/idxsearch/>

FMLS IDX URL: will provide soon

I will not included Loopnet or Crexi IDX if they will only display MY active listings and not allow clients to search other currently listed properties. I have not checked yet and I am unsure but will find out this week. If we decided not to include it, my clients can go directly to Loopnet or Crexi to search and my active listings will always be displayed on my website)

Buy a New Home

-should link to a page with GAMLS & FMLS IDX home search

Sell a Home

-should link to a page with GAMLS & FMLS IDX home search

Rent a Home

-should link to a page with GAMLS & FMLS IDX home rental search

Buy Commercial Property

-should link to a page with GAMLS & FMLS commercial sales search AND Crexi and LoopNet commercial sales search IDX

Lease Commercial Property

-should link to a page with GAMLS & FMLS commercial lease search AND Crexi and LoopNet commercial lease search IDX

Eliminate “Try Searching For” section header and have the 2nd section header on the homepage read:

SCHEDULE A CONSULTATION

We pride ourselves on being a full-service real estate firm. Please select the service you are interested in to learn more and schedule a consultation:

(I'd like for each link in this section to lead to a specific contact form so I can keep the leads organized. When they hover over each section header it can bring up a contact form with the specific pieces of information I'll need to gather) PLEASE REFERENCE the “Our Values” Section on the current “About” section for an idea of how I want this section to look. If possible, when you click or hover over the type of consultation from the list on the left, it should bring up the contact form in the right box to the right.

The current format of the contact form in the “Contact” section of the sample website is good, and I have specified exactly which fields I need to see for each consultation, but not necessarily in that order, I just need to ensure the form in this section captures specific info.

Buyer Consultation- Individuals Looking to Purchase Residential Property or Land

-(should link to a form that will capture the buyers name, phone number, message text box, and email)

Seller Consultation- Individuals Looking to Sell Residential Property or Land

-(should link to a form that will capture the seller's name, property address, phone number, desired sale price text box, message text box, and email)

Real Estate Investment Consultation- Individuals Looking to Fund & Invest in Residential Pre-Listing Repairs

-(should link to a form that will capture the investor's name, phone number, message text box, and email)

Tenant Consultation- Individuals Looking to Lease Residential Property

-(should link to a form that will capture the prospective tenants name, phone number, message text box, and email)

Landlord Consultation- Residential Property Owners Looking to Market Property for Lease

-(should link to a form that will capture the owner's name, property address, phone number, desired rent amount, message text box, and email)

Commercial Tenant Consultation- Business Owners Looking to Lease Commercial Property or Land

-(should link to a form that will capture the tenant's name, type of business, phone number, message text box, and email)

Commercial Landlord Consultation- Commercial Property Owners Looking to Market Property for Lease

-(should link to a form that will capture the owner's name, property address, phone number, desired rent amount, message text box, and email)

Commercial Purchase Consultation-Business Owners Looking to Purchase Commercial Property or Land

-(should link to a form that will capture the buyer's name, type of business, phone number, message text box, and email)

Sell Your Commercial Property Consultation- Commercial Property Owners Looking to Market Property for Sale

-(should link to a form that will capture the seller's name, type of business/building, phone number, message text box, and email)

The 3rd section header on the homepage should read

CLIENT TESTIMONIALS

I like the look & format of the testimonials in the "Discover Innovations in Home Design" section. I would like a link button at the bottom of this section that says: **MORE TESTIMONIALS** and this button will link to a page with the rest of the testimonials.

I will provide the client testimonials for this section at a later date

2) “CURRENT FEATURED PROPERTIES” PAGE CONTENT

I want all of my current listings on this page, listed one after the other as you scroll down, similar to how the listings are displayed here: [https://jonesjilysia.georgiamls.com/real-estate/search-](https://jonesjilysia.georgiamls.com/real-estate/search-action.cfm?gtyp=ln&orderBy=e&sid=0&styp=sale&ln=10404061,10379659,10386931,10351630,10379707,10382047,10248270,10307444,10259345,20160117,10204949,10131595,10068830,10103652,10039580,10042927,20010122&sdsp=l)

[action.cfm?gtyp=ln&orderBy=e&sid=0&styp=sale&ln=10404061,10379659,10386931,10351630,10379707,10382047,10248270,10307444,10259345,20160117,10204949,10131595,10068830,10103652,10039580,10042927,20010122&sdsp=l](https://jonesjilysia.georgiamls.com/real-estate/search-action.cfm?gtyp=ln&orderBy=e&sid=0&styp=sale&ln=10404061,10379659,10386931,10351630,10379707,10382047,10248270,10307444,10259345,20160117,10204949,10131595,10068830,10103652,10039580,10042927,20010122&sdsp=l)

They can be in the same format as the MLS format or custom formatted but I want to highlight the listing photos, listing description, price, etc. just like the website I provided above. I should be able to easily update this section as I list and sell properties.

There should be 6 section headers:

RESIDENTIAL FOR SALE

RESIDENTIAL FOR LEASE

COMMERCIAL FOR LEASE

COMMERCIAL FOR SALE

ALL OF OUR SOLD PROPERTIES- this can be linked to a separate page that lists the sale date, days on market, sale price, property photo, and original list price

ALL OF OUR LEASED PROPERTIES- this can be linked to a separate page that lists the lease date, days on market, lease price, property photo, and original list price.

3) ABOUT US PAGE CONTENT

Eliminate “Our Journey” Section header and have the first section header on the About section of the website read:

Jilly Sells All Realty (centered)

We are a full-service Real Estate Firm With 6+ Years Experience Selling and Leasing Residential and Commercial Properties in Georgia

We Approach Every Transaction With a Can-Do Outlook

We Have Agents Nationwide Ready to Serve Our Client's Real Estate Needs in any State.

About the Services We Offer (This is the 2nd section header for the About section of the website. I want to keep the current format of this section similar to the "Our Value" section of the current About section with a list on the left that you can hover over and see the descriptions pop-up in the menu box to the right; eventually, I would love to add videos of me speaking about each of our services to each part of this section if possible)

RESIDENTIAL:

- 1) Sales-** Whether you're looking to purchase your first home, next home, piece of land, or investment property, or if you're looking to sell your current home, let us put our market expertise to work for you to get the lowest price and most incentives as a buyer, and the highest price and quickest sale possible as a seller.
- 2) Staging-** Sellers, do you want to make sure your listing photos POP and bring in more traffic to your listing? Jilly Sells All Realty is currently offering home staging services on occupied dwellings. After a consultation, our team will masterfully plan a gorgeous decorating scheme for your property using a perfect mix of the seller's current pieces and pieces from our personal staging inventory, all while staying within the desired budget.
- 3) Leasing-** Hire our firm to market your property and find a well-qualified tenant. We screen credit, criminal background, and rental history for each applicant, we vigorously verify employment and income documents, draft court-enforceable leases, and we assist our Landlord clients with choosing the best tenant.

Additionally, are you looking for a property to rent? We have experience finding renters in all types of situations a home to call their own, including those with housing choice vouchers, challenged credit and rental history, and out-of-state relocations.
- 4) Property Management-** Are you dreading the constant hassle of managing your rental properties and tenants? We handle rent collection and recordkeeping, periodic property inspections, eviction filing, we will be the point of contact for maintenance and maintenance emergencies, and much more.
- 5) Rent to Own-** There are many paths to homeownership and Jilly Sells All Realty partners with several lease purchase companies such as: Divvy, Home Partners, and Dream America. Each company has their own credit, income, rental history,

and down payment requirements, and we will be happy to assist you in selecting the best Lease Purchase Option provider, further understanding the application process, successfully applying, and finally finding your new home!

COMMERCIAL:

- 1) **Sales-** If you desire to purchase a building or warehouse to run your business from, or land to build your business on, you can trust our dedication to finding our commercial clients a place where they can continue to house, grow, and expand their most precious business assets.
- 2) **Leasing-** We have a proven track record of placing our clients in commercial leases all throughout metro Atlanta, Georgia, and the same goes for our landlord clients looking for well-qualified business-owners to lease their commercial property to.

We market your property on at least 3 different consumer platforms including LoopNet, we screen criminal background, credit, rental history, and verify all documents such as tax returns and bank statements. We also host land-lease listings, as well as assist our commercial clients in finding owner finance and land lease deals.

REAL ESTATE INVESTING:

- 4) **Pre-Listing Repairs-** More than 95% of homes going to the market will need some sort of pre-listing repairs in order realize the home's max market value. In our experience, we have found the average minimum cost for pre-listing repairs is \$5000, which most homeowners do not have ready access to. Abundant Property Holdings, in conjunction with Jilly Sells All Realty allows homeowners to get the necessary pre-listing repairs done without paying a dime until close.

Additionally, if you have a minimum \$5k on hand that you'd like to invest with our firm via pre-listing repairs, on average, our investor partners gain a minimum of 20% interest on their funds in 4 months or less. Any home that is priced right will sell, so this is an excellent way to maximize your savings, better than any CD, savings, or money market account, and much safer than the stock market. Contact us today to learn more information about becoming an investor partner.

- 5) **Tax Liens-** We teach our clients how to invest in both in and out-of-state tax lien and tax deed auctions. We host live classes, webinars, and one-on-one sessions so our clients know the ins and outs of this particular investment sector, and feel confident they are making wise investment decisions.

Please add this as the 3rd section header of the about us page, and it should be easily updateable as well

OUR CERTIFICATIONS AND DESIGNATIONS

We want to ensure our clients receive the best agent representation possible. One thing that sets us apart from our competitors is our commitment to excellence and our dedication to continuous education and training.

CHS- Certified Home Stager (Earned 9/2024)

ABA- Accredited Buyer Representative (coming 12/2024)

4) CONTACT US PAGE CONTENT

Out of all the choices you have in real estate professionals, we consider it a privilege you've considered us to represent you in your next real estate transaction. (I like the current rectangular boxes and would like them to read

Phone

Cell: 817-243-9619, Alternate: 470-387-9350, Office: 770-495-5050 ext. 8046

Email

jillysellsall@gmail.com

Office

2750 Premiere Pkwy #200 Duluth, GA 30097

Social Media:

Facebook- <https://www.facebook.com/JillySellsAllRealty>

LinkedIn- <https://www.linkedin.com/in/jilly-jones-3536a2257/>

Contact form

The “inquiry type” drop down should read “Consultation Type” and it should have the 9 types of consultations listed: **Buyer Consultation, Seller Consultation, Real Estate Investment Consultation, Tenant Consultation, Landlord Consultation, Commercial Tenant Consultation, Commercial Landlord Consultation, Commercial Purchase Consultation, Sell Your Commercial Property Consultation**

Can we make the contact form change depending on which consultation they select since different info will need to be gathered OR can we just make some of fields mandatory and others not? For the “how did you hear about us” section of the contact form, instead of a drop down list, please make it a non-mandatory text box

For the “useful links” section at the bottom, I will give the headers for that section on a later day.