



Seller's Guide

Let's make your home shine then sell



Seller's Guide

Listing Your House

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Who I Am



Hi, I'm Savannah Lyn,

a real estate agent, permitting guide, and Pacific Northwest native with a passion for helping people move forward with clarity, confidence, and heart.

I was born and raised in Gig Harbor and now live in Tacoma, where the ocean air, evergreen trees, and mountain views never stop inspiring me. After spending time in places like Egypt and China, I know how special the PNW truly is and why selling a home here often carries deep emotions and big decisions.

Whether you're preparing to sell your first home or letting go of a property that's been in the family for years, I'm here to help you navigate the process with care. Selling a home isn't just a transaction—it's a transition. And that's why I bring more than just market knowledge and pricing strategy (though you'll get plenty of that too). I bring a thoughtful, full-picture approach that includes:

- Smart staging ideas and listing prep guidance
- Permitting and zoning expertise for unique properties
- Support with showcasing a property's hidden potential
- Clear, steady communication so you always feel in the loop

My goal is to take the overwhelm out of the process and replace it with steady guidance and genuine support. I'm not here just to put a sign in the yard, I'm here to help you make the best possible move for you.

Because when your home has been part of your story, it deserves a thoughtful ending and a new beginning for whoever comes next.

Let's do this together.

As your Agent...



- ◎ **We start with a thoughtful conversation.**
I'll listen closely to your goals, timeline, and questions so I can tailor a plan that works for you.
- ◎ **You'll get a clear look at your home's value.**
I prepare a custom Comparative Market Analysis (CMA) using real-time data, neighborhood trends, and my local insight—so we can price your home smartly from the start.
- ◎ **craft a marketing plan as unique as your home.**
From open houses and targeted social media ads to email marketing and agent outreach, I use a multi-channel approach to attract serious, qualified buyers.
- ◎ **Permitting, zoning, and property potential? I've got you.**
My background in development means I can highlight your home's hidden value—like DADU potential or upzoning possibilities—especially helpful when appealing to investors.
- ◎ **I keep communication clear and consistent.**
You'll always know what's happening, what comes next, and where we stand. No guessing. No wondering.
- ◎ **When offers come in, I guide the strategy.**
I break down each offer's strengths and terms, so you feel confident accepting, countering, or walking away. I'll handle the negotiations with care and strength.
- ◎ **From contract to close, I stay involved.**
I stay in close communication with the buyer's agent, title, escrow, and inspectors—keeping everything on track and you in the loop.
- ◎ **Most importantly, I show up with heart.**
My clients are never just transactions. I care deeply about your experience and will always advocate for your best outcome.

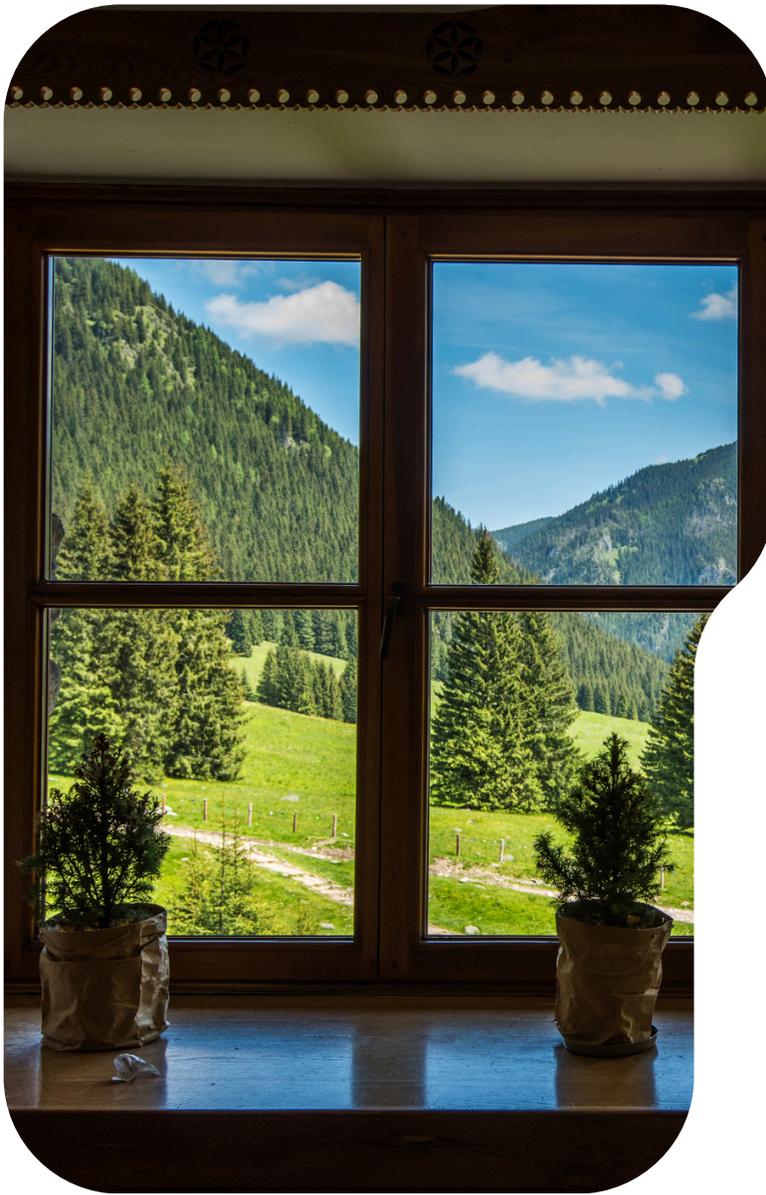
At Savannah Lyn Properties, real estate isn't just about transactions—it's about people, potential, and the power of place. With deep roots in the Pacific Northwest and a passion for thoughtful development, I bring a rare blend of local knowledge, market strategy, and permitting insight to every client I serve. Whether you're selling a home, searching for your next one, or exploring what's possible with a property you already own, I'm here to walk beside you with clarity, care, and genuine support.

What sets me apart is the heart behind the work. I treat every client like a friend—someone I want to feel fully seen, informed, and empowered throughout the entire process. My background in entitlement and zoning means I can help uncover hidden value and future potential, while my personal dedication means I'll always show up, communicate clearly, and have your best interest at the center of every decision. At the end of the day, this isn't just business—it's your future. And I'm honored to help you build it.



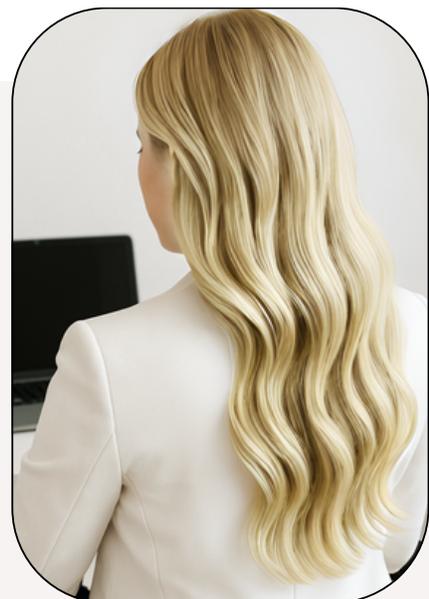
Why

Savannah Lyn
Properties

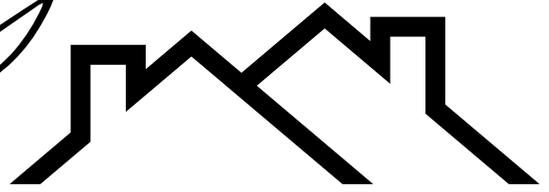


Selling your Home

There's so much more to selling a home than placing a sign out front. From pricing and prep to marketing and negotiation, every step matters and I'm here to guide you through it all with clarity and care. This guide is designed to give you an overview of what to expect, so you can move forward feeling confident, informed, and supported at every turn.



The Selling Process



1 Consultation

This is all about you. We'll sit down and chat through your goals, timeline, and any questions on your mind. I'll share a custom Comparative Market Analysis (CMA) so we can confidently price your home based on real-time data and local trends. Together, we'll walk through your space and explore small updates or staging strategies that could help maximize its value. From there, I'll create a tailored marketing plan designed to highlight your home's best features.

2 Prep

Now it's time to get your home market-ready. Whether that means tackling light projects, decluttering, or making a few strategic updates, I'll be right there to guide you through it all, helping to ease the workload and reduce the stress. If we've planned to stage your home, that will be one of the final touches before we go live. My goal is to make sure your space shines, so buyers can clearly see its full potential.

3 Marketing

Your home is ready to shine. We'll capture it with professional photos, finalize your listing, and go live. I'll launch your custom marketing plan signs, open houses, social media, and more to attract the right buyers and create buzz from day one.

4 Offer

This is where things get exciting! I'll walk you through each offer, explain the terms, and help you negotiate what works best for your goals. You'll feel confident and supported every step of the way.

5 Mutual Acceptance

Congrats we're under contract! From here, I'll guide you through the next steps: inspections, title, appraisal, I'll keep everything on track so you feel informed and stress-free all the way to the closing table.

Agent Commission

Your commission covers far more than just putting a sign in the yard. It includes marketing, open houses, negotiating offers, contract management, and personalized support throughout your entire transaction. You're not just hiring a real estate agent you're gaining a dedicated advocate and guide.

Repairs

Some repairs may be done prior to listing your home. Potential buyer's may also request specific repairs.

Closing Costs

fees related to finalizing the sale, such as taxes, title and escrow fees, and county charges. Some sellers choose to cover a portion of the buyer's costs to strengthen their offer, this is something we'll talk through together based on your goals.

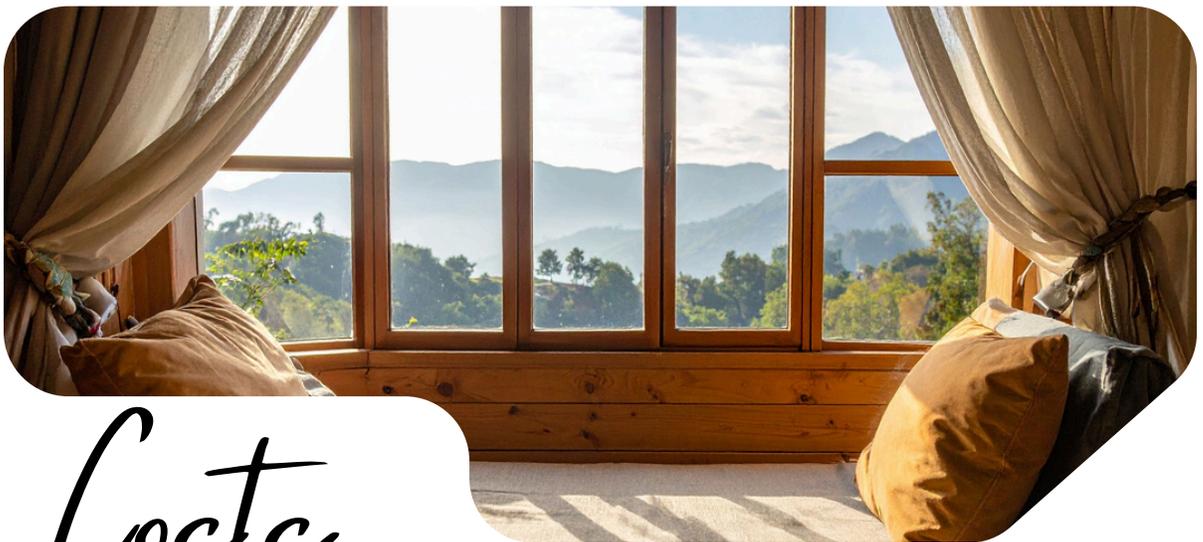
Staging

A well-presented home tells a story and it's one buyers want to step into. Thoughtful staging makes it easier for buyers to picture their life in your home, which can lead to faster offers and stronger returns.

- *83% of buyers' agents say staging helps buyers imagine the property as their future home.*
- *Nearly 1 in 3 seller agents say staged homes see offers 1–10% higher than similar unstaged homes.*
- *49% of seller agents say staging helps homes sell faster—meaning less time on the market.*

The most commonly staged spaces are the living room, primary bedroom, dining room, and kitchen—key areas that leave a lasting impression.

*Source: National Association of Realtors®
2025 Profile of Home Staging*



Costs To Consider

Have Questions? Call me!



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