

THE HOME TRANSITION GUIDE

REAL ESTATE FOR WHAT'S NEXT

SAME
PLACES
BRIGHTER
CHAPTERS



800 N Rainbow Blvd,
Las Vegas, NV, 89107

SELLING YOUR HOME DURING DIVORCE

A THOUGHTFUL REAL
ESTATE GUIDE FOR
NAVIGATING YOUR NEXT
MOVE.

Selling a home during divorce
can feel overwhelming. This
guide provides a calm,
practical framework to help
you prepare, present and sell
your property with clarity and
confidence.

With a thoughtful strategy and
the right support, you can
move forward to what's next —
with less stress and more
certainty.

SCAN THE QR CODE

To receive your FREE
Divorce Estate
Strategy



omnirealtynevada.com

ONE PROPERTY.
ONE CLEAR STRATEGY.
ONE STEP AT A TIME.

*Different chapter.
Brighter possibilities.*

ORA L DUNSON

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CALL: 702-296-9770



TEXT: 702-807-8733

WHAT THIS GUIDE HELPS YOU DO

PRACTICAL GUIDANCE.
A CLEARER PATH
FORWARD.

PREPARE THE HOME FOR MARKET

- Declutter and organize
- Complete key repairs
- Neutralize and simplify
- Create broad buyer appeal

SET A SMART PRICING STRATEGY

- Understand current market conditions
- Review comparable sales
- Position your home competitively
- Adjust as needed based on feedback

PRESENTATION & PHOTOGRAPHY

- Professional photography
- Thoughtful staging
- Highlight your home's best features
- Create a strong first impression online and in person

SHOWINGS & FEEDBACK

- Prepare for showings
- Maintain a consistent presentation
- Review buyer feedback
- Make informed adjustments if needed

REVIEW OFFERS WITH CLARITY

- Understand the terms and conditions
- Compare offers carefully
- Consider timing and certainty
- Work with your agent to choose the right path

PLAN YOUR MOVE WITH CONFIDENCE

- Coordinate your timeline
- Plan for the next chapter
- Arrange for utilities and services
- Prepare for a smooth transition

A SIMPLE, STRUCTURED PROCESS

SAME PLACES BRIGHTER CHAPTERS

0
1

PREPARE

Get the
home
market -
ready

0
2

PRICE

Set a
competitive
strategy

0
3

PRESENT

Showcase at
its best

0
4

MARKET

Reach
qualified
buyers

0
5

NEGOTIATE

Review and
accept an
offer

0
6

CLOSE

Complete the
sale and move
forward

LET'S DISCUSS YOUR PROPERTY

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A CLEARER PATH FOR YOUR HOME SALE

A property sale can feel more complex when it happens during a period of personal transition. There may be additional decisions to coordinate, timelines to consider and practical details to manage before the home is ready to enter the market.

If selling your property becomes part of your plans, my role is to help make the real estate side of the process as clear, organized and professional as possible.

From preparing the home and establishing a thoughtful pricing strategy to managing photography, marketing, showings, offers and the transaction timeline, I provide a structured approach designed to keep the property sale moving forward with clarity.

Every situation is different, which is why I believe the process should begin with a private conversation rather than assumptions.

I can help you understand:

- How to prepare the property for market
- What current local market conditions may mean for your home
- How a recommended listing price is established
- How showings and property access can be organized
- How offers can be presented and compared clearly
- What to expect throughout the real estate transaction

My role is focused exclusively on the real estate process. Questions involving ownership rights, divorce agreements, mortgage obligations, taxes or other legal and financial matters should always be discussed with the appropriate qualified professionals.

If you are considering selling — now or at a later stage — I would be happy to have a confidential, no-pressure conversation about the property and the options available from a real estate perspective.

Warmly,



LET'S DISCUSS YOUR
PROPERTY
Private. Professional. No-pressure.

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HOME SALE CHECKLIST



A PRACTICAL GUIDE TO PREPARE, PRESENT AND SELL WITH CONFIDENCE

01

BEFORE YOU LIST

- Clarify your selling timeline
- Gather key property documents
- Review recent upgrades and repairs
- Choose your real estate agent
- Discuss pricing strategy

02

PREPARE THE HOME

- Declutter each room
- Deep clean throughout
- Complete minor repairs
- Neutralize personal items
- Improve lighting and curb appeal
- Prepare for photography

03

PRESENTATION & MARKETING

- Schedule professional photography
- Confirm floor plan / video if needed
- Approve listing details
- Review launch date
- Prepare for viewings

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04

SHOWINGS & OFFERS

- Keep the home presentation-ready
- Manage showing availability
- Review feedback from buyers
- Compare offer terms carefully
- Confirm next steps after acceptance

05

CLOSING & MOVING

- Book movers
- Arrange utilities transfer
- Update your address
- Prepare keys and final handover
- Complete final walkthrough

LET'S MAKE
YOUR NEXT
CHAPTER A
BEAUTIFUL ONE

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