



# HELLO TO *Home* blueprint

**A guide to help busy families say GOODBYE  
to overwhelm & HELLO to their new Kansas City home**



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REAL ESTATE

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get ready to  
say goodbye to  
overwhelm



&

*hello to your new home.*



Things were going great. Your home was a huge accomplishment — a big milestone for you. You remember the excitement of moving in. That first night sleeping there, meals on the floor till the furniture arrived and all the amazing memories since. Birthdays, family dinners, your kids' first steps in the hallway. **Sigh, if those walls could talk, right?** But lately, things feel different. What once felt cozy and perfect now feels tight and stressful. It just isn't working for your family like it used to.

### There isn't enough space.

Every morning feels like a race. You trip over toys. Struggle to find things. You're always short on space. There's just too much stuff and not enough room for everyone's needs. One of your favorite things is hosting friends and family. It's one of the things you dreamed about before having your own home. But squeezing everyone into the kitchen and living room has turned into a juggling act. It's cramped, awkward, and Aunt Karen is making you feel embarrassed about it.

### It's too much maintenance.

You're doing your best to keep your head above water. But, the clutter and noise never really go away. As much as you want this to be a home to make memories, it's hard when you're surviving, not thriving. You so desperately want those good old days back. For your place to feel like the cozy home it once was. And you know, deep down, that something has to change.



## You feel like you've tried everything.

You bought the storage bins. Rearranged the furniture. You set-up "drop zones" like the gurus suggested. You even made chore charts, hoping that would help. But nothing seems to stick. You keep telling yourself you can make it work. But no matter what you do, the house still feels cramped and messy. You joke about the chaos, saying, "I guess this is just our life now." But deep down, you feel stuck.

Instead of fixing things, all those "solutions" just added more stress. The bins filled up. The chore charts turned into battles. You spend every weekend cleaning instead of enjoying your time. **Your home, once a place of joy, now feels like one big, never-ending to-do list.**

## You think you need a shift in perspective.

And here you are, looking around at what should feel like home. But instead, it feels like a pressure cooker. You catch yourself snapping at the kids or pets over small things. Everyone's patience seems to be wearing thin. The reality is, it feels like everyone's always in each other's way—because they are.

**Your beautiful family grew in amazing ways.** But, your house stayed the same. The space that once worked perfectly is no longer serving all of your needs. You're ready for a change that brings your family peace. A space where you can all feel calm and connected.





**Without a change**, it's hard to picture a future that feels relaxed and joyful. You need room to breathe, a space for your family to evolve. A place that helps you all grow and thrive.

The truth is, you need someone who has been in your shoes. Someone that can guide you to your next chapter.

**How do I know? Because I've been where you are.**

As someone who felt these same frustrations and then went on to have a terrible moving experience with my young family, I am here to make sure you don't go through the same thing.

**That's why I created the Hello to Home Blueprint — a guide to help busy families like yours say goodbye to overwhelm and hello to your new home.**

Each step of the **Hello to Home Blueprint** is designed with busy families in mind. I am passionate about making your move streamlined, stress-free, and organized.

From planning to moving in, I'm here to help you make this transition with ease. So you can focus on what matters most — **writing your exciting next chapter.**



## STEP ONE: GOODBYE TO OVERWHELM

I'm excited to start your journey to finding the perfect NEXT home! In this first step, we'll sit down together to discuss your family's needs and goals. We'll cover what's working (and not) in your current home, your budget, and what you want in your next space. This includes vision exercises to help you and your partner decide what's most important. This helps assure we are all on the same page.

We'll also go over our buyer agreement and talk about financing options. If needed, we'll connect you with trusted lenders to get pre-approved. I can even help you connect with a financial advisor to create a solid foundation if that's what you're after.

To keep everything on track, we'll use the latest tech to maximize your time and energy. I don't want to waste a minute of your valuable time. My **Dedicated Transaction Coordinator** will be in the background making sure every detail is managed. That way, you can focus on finding your perfect new home.

Starting with a clear custom plan helps us avoid surprises and stay focused on your goals. With the Goodbye to Overwhelm session we have one goal in mind. That's setting the stage for a smooth, stress-free transition for your busy family and active life.





## STEP TWO: HELLO TO DISCOVERY

Now the fun begins—finding your next home! I'll be with you from the first tour to the final offer. With my team of agents, someone is always available at your convenience.

Plus, we keep things fun and kid-friendly—As a dad myself I know how hectic househunting can be. I'm great with little ones and an expert baby-rocker. With snacks and fun on deck, I'll keep the kids entertained so you can focus on the tour.

Like I mentioned previously, I am hyper-focused on maximizing your time. I'll always reach out to the seller's agent prior to showing to make sure there's no pending offer. I'll also take the time to review seller's disclosures to get a full picture of any red flags to know about.

These preparatory steps alone eliminate wasting time and energy. I also offer walkthrough video tours so you don't miss out on potential homes when you're busy.

### **Found the one you love?**

When it's time to make an offer, we create a personalized strategy to help yours stand out from the crowd.

With a strategy and financing in place, we're ready to dive into the search. The market moves quickly, and having a plan makes it easier to act fast when you find the right home. I'm here to remove all distractions so you can focus on finding your perfect next home!



## STEP THREE: HELLO TO SOLD

If you need to sell your current home before moving, we'll create a custom plan to get it ready and sold quickly. I know that busy parents don't have extra time, so I try to make this as easy as possible. My Room-by-Room Prep Checklist breaks everything down.

No time to DIY? No problem! My team offers complimentary staging and design services to our amazing clients. Plus, we have a network of vetted vendor connections. From power washers, to arborists, and everything in between, I've likely got a contact for that. Don't waste your time doing the vetting yourself. I can connect you with trusted service providers that deliver on quality and fair pricing.

With our resident design expert we'll help your home shine and get it ready for market.

Once we're live, I'll handle scheduling and coordinating of showings, inspections and repairs. If needed we can also arrange dog-walking or pet care to keep showings smooth and stress-free.

Moving is not only physically draining, but **it's an emotional journey too**. We understand how difficult this transition can be, especially for little ones. Leaving friends, starting a new school, and adjusting to a new home is a lot for kids to process.

By timing the sale of your current home with the purchase of your next, we can manage both closings for a smooth transition. This reduces the emotional load and keeps everything running seamlessly. That way you can focus on a more intentional transition and enjoy the last weeks together in your old home.





## STEP FOUR: HELLO TO TRANSITION

Now it's time to pack up! I know this step can be daunting. With our **moving service referrals**, you'll get access to movers who offer estimates, packing, and storage options. I can also arrange a **complimentary pre-move cleaning** to ensure your old home is ready for its new owners.

To help keep things organized, my team provides **packing and transfer reminders**. These are text and/or email updates with tips on packing, address changes, and transferring utilities.

Trust me, you don't want to get stuck without the lights on on move-in day!

### **Need any last-minute services at your new home?**

My list of trusted providers is here to handle those final details, so everything is ready for you to settle in. Have little ones that will need a new day-care? We can help research viable options in your new area. With long waitlists, that's one detail you definitely don't want to overlook.

With your new home now secured, you can pack confidently. I'll manage the sale logistics to keep your move seamless, so you can focus on closing one chapter and opening the next.



## STEP FIVE: HELLO TO HOME

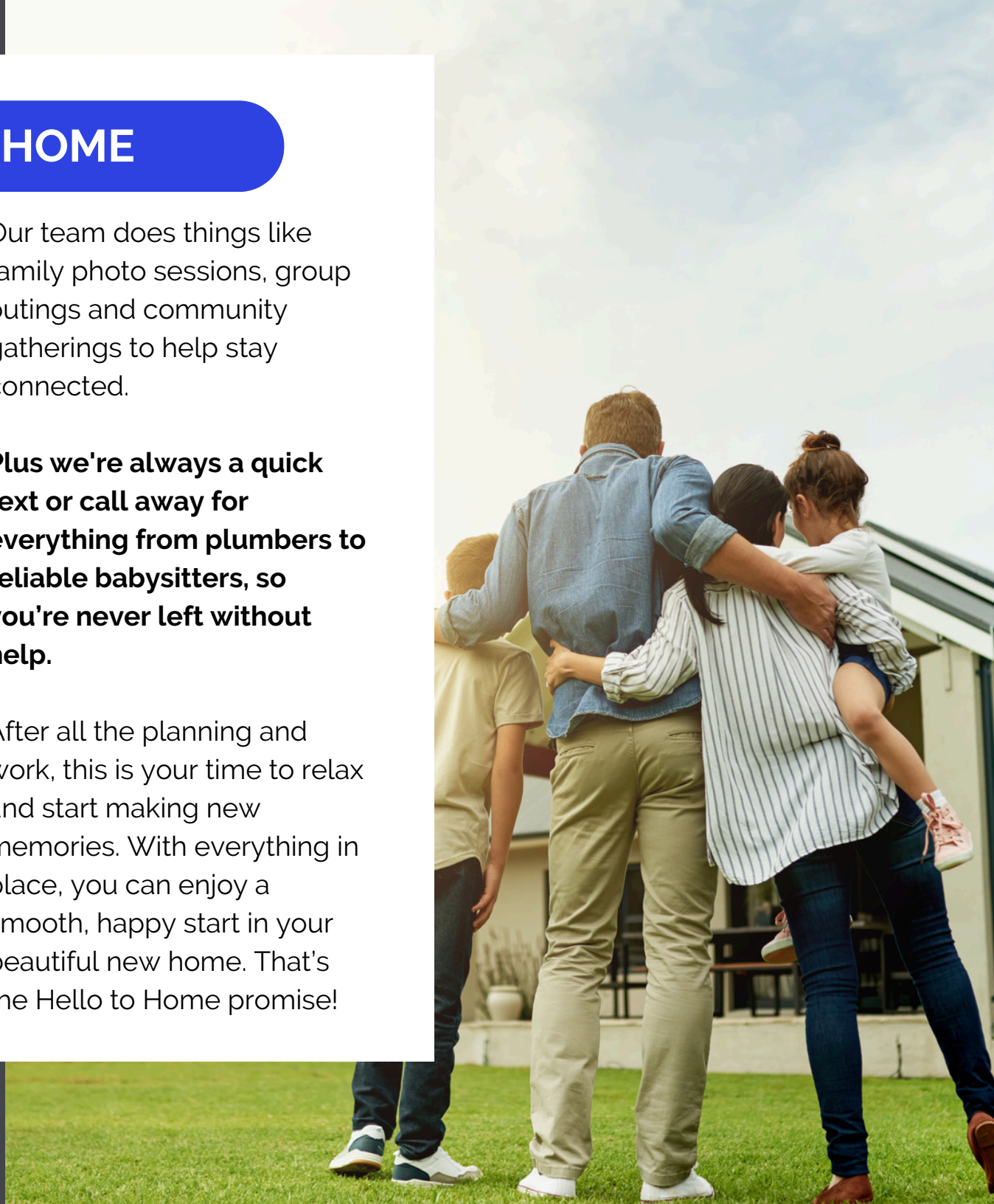
Congratulations—it's time to settle into your new home! I'll be there on closing day to help with any final details and make sure everything goes as planned. As a housewarming gift, you'll receive a special package from me to make your new house feel like home.

But our relationship doesn't end here. You're stuck with me 😊! You'll receive my new Homeowner Welcome Packet. This is loaded with local resources, emergency contacts, and trusted vendors to make your transition easy. Plus, you're automatically invited to any Annual Client Events. **We think of our clients like friends, so of course we want to see you and hear about every exciting milestone!**

Our team does things like family photo sessions, group outings and community gatherings to help stay connected.

**Plus we're always a quick text or call away for everything from plumbers to reliable babysitters, so you're never left without help.**

After all the planning and work, this is your time to relax and start making new memories. With everything in place, you can enjoy a smooth, happy start in your beautiful new home. That's the Hello to Home promise!





**Imagine having a home where each family member feels relaxed and at peace.**

Think of weekends that are actually free from to-do lists and repairs. Where you're able to wake up slowly, make pancakes with the kids, and spend afternoons at the park. You're no longer dreading the house projects that used to dominate your days. Instead, you're fully present, enjoying laughter, exploring together, and taking spontaneous trips. The memories you're building feel rich and fulfilling. Each family member feels valued and connected.

**Whether it's gardening, reading, or cooking a new recipe with the family - you now have the space.**

**Your stress levels are lower. Your mood is brighter. You have the energy to focus on the things and people that matter most to you.**



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## But don't just take my word for it...

“Mitch is the GOAT 🐐! His attention to detail is impeccable. We've relocated 6 times with my company and Mitch is the best realtor I've worked with. He makes the process so simple, guides you masterfully, and is always accessible. I can't speak highly enough. Incredibly happy and won't use anyone else.” Brandon S.

“Mitch was the BEST! He was always happy to answer all of our questions and help guide us through the home buying process. He was honest and knew exactly what to look for in our first home. Mitch and his team were an absolute delight and I can't express how grateful I am to have had him on our side. If you need a realtor, Mitch is your guy!” Bryan

“Mitch is one of the best. Highly recommend anyone looking to buy/sell a home in the Kansas City area. Whether you are a first time home buyer or a long time investor, he will cover all of your needs.” Trent B.

“I referred a client of mine to Mitch and he treated them like family. They told me they had a wonderful experience with him as their Realtor and they look forward to working with him again in the future. I also look forward to referring future clients to Mitch because he treats his clients like family.” Tyler S.



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## MY STORY

Kansas City isn't just where I live—it's where my roots run deep. My closest friendships stretch back to Kindergarten, and my community feels like an extended family. Here, I met my wife Brooke, and together we've built a life full of love, intention, and deep connection. We're raising two daughters who light up our world.

But in 2021, losing one of my best friends brought a wave of grief. Another stark reminder that life is too short to settle. That moment became a turning point. I left the comfort of a steady paycheck and dove head-first into real estate. A passion originally ignited by my wife's love for investing and flipping homes.

Today, I'm part of a real estate team that takes a different approach. We're not your typical agents in stiff suits with rehearsed scripts. We believe in putting relationships over transactions, because real estate is about more than numbers. It's about helping families create spaces where their dreams come to life. We work at your pace, building trust every step of the way, and customizing the experience to your family's needs.

**Trust is everything to me.** It's an honor to guide families through these transitions, both the highs and the hard parts. As a husband and father, I know what it means to show up for the people who matter most.

## Story Continued...

Real estate gives me the freedom to be there for my girls. To ride bikes to school, coach their sports teams, and cheer them on at every big milestone. This is the life I dreamed of giving them, and it's what I hope to make possible for every family I work with.

Whether it's your first home or your tenth, the Hello to Home Blueprint is designed to make moving as stress-free and meaningful as possible. We understand you have a busy full life. Come as you are, and we'll work together to create a plan tailored to your unique needs.

At the end of the day, we're not just selling houses; we're helping build a stronger community, one relationship at a time. **This isn't just about real estate; it's about life. It's about doing things differently and creating spaces where families can thrive and make memories. That's the Hello to Home promise.**



**Ready to get started? Reach out or book a discovery call today, and let's chat about how we can make your home journey smooth and stress-free!**

