



House2Home

BLUEPRINT

BV

BRANDON&VANESSA

Your home was once a sanctuary of joy and comfort.



Your children had their own rooms. Each room offered personal space and creativity. Hosting family and friends was fun. Gatherings filled your home with laughter and joy. The living room was the heart of gatherings. The dining table welcomed everyone. Your backyard was a place where the kids could run freely. You could unwind after a long day. The backyard had a space for a garden and family barbecues under the stars. It was a home filled with cherished memories and a sense of peace.

But as your family grew, everything changed. Your house, sadly, didn't grow with you. The kids are now sharing rooms. Bunk beds crammed into corners and personal items piled up. The lack of privacy and space to study frustrates the older kids. The younger ones struggle to understand why they can't have their own play space. Nights are challenging. Everyone trying to sleep in tight quarters leads to restless nights and tired mornings. Your home has turned into a battleground for personal space.

Hosting family and friends has become nearly impossible. The living room is too cramped for everyone to sit comfortably. Guests are often standing or squeezed onto the couch. The dining table can barely fit your family, let alone extra guests. The house feels chaotic and crowded when everyone is over. It makes it hard to enjoy the time together.

Every corner of your home is filled with items that don't have a proper place. The hallway is lined with shoes, jackets, and bags due to the lack of adequate closet space. In the bedrooms, extra blankets and off-season clothes clutter the corners. Bathroom counters are crowded with toiletries that can't fit into the small cabinets. You find yourself tripping over things, constantly moving items from one room to another just to find some order. It's hard to relax and enjoy your living space.



Your backyard was once a place of relaxation.

Toys overrun the small patch of grass. It leaves little room for a garden or a quiet spot to relax. You dream of a barbecue area where you could host family gatherings. Instead, you're always tripping over play equipment. There's no room for the kids to let loose. The fence feels closer every day. It encloses you in a space that no longer meets your family's needs.

What was once a home full of joy and comfort has become the source of frustration and stress. Your growing family needs more space to thrive, reconnect, and create new cherished memories. Your house is no longer a home.

It's hard to say when the clutter started to get out of hand, but now it's everywhere. You can't remember the last time your home felt calm and tidy. You believe that if you could just get organized, everything would be better. You think the right furniture would solve your problems. Maybe more shelves and better storage units.

You've spent many hours searching Pinterest for organizational ideas. You hope to find the perfect system to bring order to your home. You've bought so many bins, shelves, and storage units. You've bought so many you've lost count. you've lost count. But, none of them have worked. The clutter always finds a way back.

Every effort you've made feels like a temporary fix. The chaos returns, leaving you frustrated and exhausted. You've realized that these solutions don't fix the real issues. The peace you seek is still out of reach.

Imagine choosing to stay in your cramped house.

The lack of space and privacy will raise stress and cause more family fights. Your once peaceful home turns into a battleground. Tiny disagreements will become frequent arguments. Your children will often bicker. They're frustrated at having no personal space. This chaos strains your marriage as well. The daily noise and lack of privacy will make small issues seem bigger. Your once-cherished bond feels like it's slipping away.

The nightmare scenario you secretly fear could become your reality. You risk missing the golden years of your children's lives. You also risk harming your marriage and weakening family ties. Your house will be filled with tension and regret instead of love and laughter. The emotional toll of lost time and constant stress could lead to a breakdown. It's crucial to make a change. More organization is not the answer. The truth is your house is no longer serving your family. You need to find a bigger house that you can turn into a loving home once again. A place where your family can thrive and reconnect. Don't let inaction rob your family of future happiness and closeness.



So how do you solve this problem?

Well, we have the answer. The above story is something we have felt ourselves which led us to create our House2Home Blueprint. Our signature system has been helping families solve this very problem.

Our House2Home Blueprint has five steps. Here's how it works:

STEP ONE: **Planning**

Creating a plan is the first and most important step. So we begin this journey with a planning session. We know that if you have a plan, you will achieve your goals. We start with most people's biggest worry, money. You may ask, can we afford a larger house payment? Do we even qualify? Do we make enough? How will the extra cost affect our quality of life? We have helped many families address this head-on. We prepare you for a smooth conversation with a lender by providing a list of the most common documents the lender will request. Buying a new home for your family is exciting and we know it's hard to wait. So, we provide some instant gratification by helping you get an instant pre-approval. We also go over how much money you'll have for your new home after your sale. At this point, we will discuss your options. You can keep and rent your home out. You can buy before you sell, or sell and buy at the same time.

Now that we have the financial part out of the way, we can get into the fun stuff. We go into depth about your dream home so we can dream together. We explore what is motivating your move and what your family needs are. We center every planning session around what's important to you. This is what allows us to create your custom House2Home Blueprint.



Another part of our planning session includes the needed repairs for your house.

We will inspect your house. We'll highlight any recommended repairs or improvements to increase its value. You'll get a detailed list of things to fix to prepare your home for the market. And, in order of priority.

In the last part of our planning session, we'll create a realistic timeline for the whole process. We'll also make a detailed calendar to outline every step. Buying and selling at the same time can be stressful. Our H2H Blueprint is aimed at making it as stress-free as possible.

Planning sets the stage. It makes a home sale and purchase smooth and successful. It lays the groundwork. It ensures we're all working as a team toward the same goal. We can proceed with confidence after going through this planning stage. Our goal is to reduce stress and unwanted surprises. We also want this to be smooth and enjoyable for you and your family..



STEP TWO: Preparation

In the Preparation step, we get your house ready to sell together. We know that you have a tight schedule. You're busy running kids around to all the activities. The last thing you want to do is be a project manager or spend hours scouring Yelp for trusted vendors. So we take on that role for you. We help you create a "Honey Do" list. We help you focus on the items that add the most value to your sale. We discuss which items you can manage and which items need outsourcing. We arrange for our trusted vendors to come and make any needed repairs and improvements. We also offer to pay upfront for the most important items on the repair list. That keeps money in your pocket now until your sale is complete. Once we complete all projects, we stage your house to showcase its best appearance. We take professional photos, videos, and 3D images of your home. Then we do a final pinpoint analysis. Viewing the competition allows us to strategize on the listing price. We do all this with one goal in mind. We want your house to be seen as the best buy on the block.

This is the final step before we list your house for sale. Everything is ready to present your home in the best possible way to attract buyers.

When your house is in its best condition and priced right, it sells fast. When your home sells fast, you can move on to your dream home sooner. This step ensures everything is perfect before it's listed for sale.



STEP THREE:

Performance

By this point, your hard work has paid off and we take it from here. We list your home for sale and start taking you to see new houses. We like to have a performance planning session as well to set expectations and talk about offer strategies so that you have the best chance of getting the offer accepted on your new home. We help you review offers from buyers as they come in on your current home. At the same time, we're writing offers for the houses you want. We guide you through all the paperwork involved in the two transactions and make sure the timelines match up perfectly.

We arrange all the inspections for both selling your home and buying your new one. Negotiations begin. We do whatever we can to make sure you save the most money and get the best deal. We want you to get the best results.

The Performance step is the bulk of buying and selling your home. This is where the actual escrow happens, and agent skill is crucial. Deals can fall apart because of unskilled agents or bad lenders. We make sure this doesn't happen. We aim to get you the best deal, save you the most amount of money, and ensure it goes as smoothly as possible.



**This is where we shine.
Ensuring the sale and
purchase are successful
and seamless.**



STEP FOUR: **Proactivity**

Being proactive is what can really add the cherry on top for a smooth and easy process. In the Proactivity step, we stay ahead of any potential problems. If you need last-minute fixes or repairs, we've got trusted vendors for you. We can offer cleaners for both the house you're moving out of and the one you're moving into. Need movers, painters, carpenters, or flooring experts? We've got you covered. We navigate all the moving parts for you so that you won't end up homeless! Closing on your sale so that you can move seamlessly into your next home is our focus during this step.

We don't want all your hard work to go to waste or have to start over. Proactivity is key. It ensures you get your money, wrap up any last tasks, and get ready for the big celebration and key handoff. We call this the "Seamless Service." You can count on us to help with anything you need as you transition to your dream home. Let's get ready to celebrate your new home!

STEP FIVE: **Party Time!**

In the final step, we make sure to align every detail perfectly for your new home. We arrange the final walk-through. You have the chance to view it one last time before it's yours. You can take measurements for new furniture. Excitement builds as you wait for "The Call". The call, which informs you of the completion of your house purchase. The news is that you are now the official owners of your dream home. We strive to meet you at your new home to take pictures and celebrate with you.

This marks the end of your journey and the start of a new chapter. This chapter will be full of joy and excitement. By celebrating together, we're marking this significant milestone. We also recommit to you. Our support doesn't end with the sale. We provide ongoing help and access to trusted vendors. This celebration shows that we value our relationship with you. It ensures you feel confident and supported as you settle into your new home. Now you can begin planting your roots.

Life is now a peaceful and happy place where everyone thrives. Each child has their own room. This means less fighting and more quiet.

They have space to play, study, and relax. Family time becomes fun and full of love again.



With more space, your home is perfect for gatherings. You can host birthday parties and holiday celebrations with ease. Your home fills with laughter and joy. The kids love inviting friends over for playdates and sleepovers. Guests feel welcomed and comfortable.

The bigger space helps family time flourish. Less clutter means more peace and less chaos. The living room is perfect for game nights, filled with laughter. Your home becomes a happy place where you enjoy the golden years of childhood, making every moment count.

As your children grow, they don't want to move out quickly. They cherish the comfort and memories of home. Even after moving out, they eagerly return to visit. They love the familiar feel of their childhood home.

For you, the home becomes your personal sanctuary. It's a place to escape the stress of the world. With enough space, you get your own room back to relax and recharge. The spare room could be a reading nook, a home office, or a workout room. This space is yours alone. Your home is now a perfect balance of personal space and family life.

As you're looking outside you see people walking their dogs and kids playing outside. It's a friendly community that values family and safety. Your new community reflects your ideals. It's a safe and inviting place where your family can grow and you can make new friends.

With the "House2Home Blueprint," your dreams come true. You create a home full of peace, joy, and happy memories.



Here are some stories from families just like yours that used our **House2Home Blueprint.**

Working with Brandon Leon was a true pleasure! He is a premier real estate professional. Brandon is an expert at navigating the roller-coaster process of buying and selling. He shifts hats as needed. He goes from number cruncher to counselor and encourager to deal maker. He leads with great peace and patience - priceless qualities in such a big undertaking. Before starting the selling process, we knew we wanted to move but were unsure where exactly. Brandon asked thoughtful questions to help us uncover our vision. With Brandon, we sold our home quickly. He guided a triple close to coordinate the contingent sales in our deal. We're thrilled with our new home and so grateful for such a smooth process. Huge bonus: Brandon is so much fun!!!

-Alex R.

My husband and I wanted to combine households with my mother. This meant selling two houses to buy one bigger house. A friend recommended Brandon's team to us. My husband and I are glad we enlisted their help. Brandon's great knowledge of realty and Placer County eased a lot of my worries.

SELLING EXPERIENCE

Brandon and Vanessa walked through our house. They gave us tips on how to stage the house to get top value. They also told us what we needed to fix and what we could leave alone. It was so helpful to have someone who could guide us through that process. In my mind, EVERYTHING needed to be fixed. But their knowledge helped us tend to the important items that were needed to get the most money for our property. The day before listing, Vanessa came and beautifully finished up by staging our home. Our buyer's representative was a hot mess. But, Brandon did an amazing job communicating on our behalf. He was even able to get us a last-minute rent back for one month. This was after we realized the property we were purchasing was going to be available much sooner. We didn't want to have to move twice. One of the biggest things I am so grateful to Brandon for is my mom's home. He found an investment company that purchased it. We would not have made as much as we did if it had not been for Brandon's team and that investment company.

BUYING EXPERIENCE

When I started to worry that the perfect house wasn't out there for us, Brandon eased my fears. He did this by taking us to see potential homes before our house was listed. When we decided to go with a new construction, he went in with us to view the home and got us on the priority list for the next lot release. In all, buying and selling is very stressful. You need to find a realtor you can trust. They must understand your goals. I highly recommend Brandon and Vanessa. You will not be disappointed with the results. They are a very driven team with good values and a strong work ethic.

-The Taylor Family

This could be you and your family!

Your next best step is to book a strategy call with us and see if we can help you get started using our House2Home Blueprint. [Click here to book your call](#) or [send me a direct message here](#).

We never anticipated a career in real estate. I (Brandon) spent years searching for the right fit. An entrepreneurial spirit has always driven me. Vanessa's path was different. She sought stability and held desk jobs. After the birth of our second son, she wanted to be at home more. What we did share was a strong desire to help people. A friend of mine suggested real estate. He recognized my passion for helping and working with others. So, I began building my real estate business. Vanessa juggled administrative tasks for the business while raising our four sons. In 2022, she decided it was time to get her license as well. And so we continued this journey together. It made sense. After all, we're a family helping families.

Combining our desire to assist others with a way to earn a living felt natural and aligned with our values.



When expecting our third child, we saw that our current house no longer met our needs. We faced the uncertainty of affording a higher mortgage. We also faced the added expenses of a new baby. We were determined to find a home to allow our family to flourish. So, we created a plan and followed it carefully. When our third child was just eight months old, we moved into our new home.

Today we have grown into a family with four boys. We have plenty of space. We have put down roots and remain close to our community. Our choice to invest in a bigger home has brought us much joy.

It has also brought stability to our family. We believe in the power of community and the importance of a nurturing home.

We understand the universal desire for families to thrive in a supportive environment. Every family should have the opportunities we had, to shape their lives according to their dreams. Finding a house is not enough. However, finding a home is fulfilling. It lets families grow, connect, and make lasting memories.

Through our own personal experience of upsizing our home as our babies and our family grew, and through the experience of helping others... we were inspired to create our House2Home Blueprint. We are passionate about helping other families plant roots in their community with ease.

