



Hello From Your Broward Natives Team!

November is the month we celebrate reasons to be thankful and the Broward Natives Team is thankful for each and every one of you reading this right now!! Many of you have referred us and have reaped the benefits of our referral program. We are truly blessed by your confidence in us, and we do not take any transaction for granted. With every closing, we are honored to donate to our worthy cause partner, 4KIDS and the Broward Natives Team is thankful for this organization that makes a huge impact in our community. We look forward to what 2023 brings and the new friends we will make when we help buyers and sellers with their real estate needs. Until then, we wish you a Happy Thanksgiving and pray it's a beautiful celebration with your loved ones!

You may have heard the market is shifting and that's exactly what we are witnessing lately. Yes, the interest rates have risen but buyers are thankful for more listings to choose from and less competition to stumble over. The cash buyers have declined somewhat too. However, please know this does not indicate an impending "crash" but rather a return to a stabilized market where buyers and sellers are more balanced. Unfortunately, the median home price increased during the crazy market season and the hard-earned dollar is being stretched to find that perfect home.

The real estate market is always open so don't hesitate to refer us by saying, "Just call the Broward Natives!"

Referral Rewards Program (RRP)

When your referral becomes a VIP Buyer or Seller you automatically become a part of our RRP. Check it out, get excited and then GET REFERRING!

You Get Money, Money, Money!

- ▷ Receive a **\$25.00** Amazon gift card when your referral agrees to use us as their agent.
- ▷ Receive **\$250.00** once your referral closes on their transaction.

You Get A Closing Voucher!

Receive a Closing Voucher to be used towards future closing costs. Each voucher is worth **\$250** and you receive a voucher for each VIP Referral. Vouchers don't expire; are transferrable; and can be stacked to be used on your next move.

4KIDS Gets Money, Money, Money!

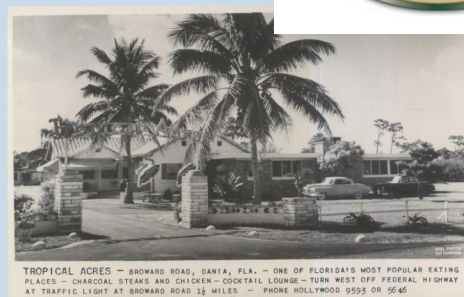
This is the BEST REWARD! The Broward Natives Team will donate a portion of their commission to 4KIDS of South Florida in honor of **YOU!** Your referrals really do help make a difference. *A donation will be made once the transaction has been closed.

Native Spotlight

To celebrate Eddie's 60th Birthday, we decided to finally try Tropical Acres in Ft. Lauderdale. In all our years of being natives to Broward, this is one restaurant that we never tried. It's advertised quite a bit in local magazines and even at the Fort Lauderdale Airport terminals and often Eddie would claim, "we need to have dinner there!" so a few weeks ago we enjoyed a family dinner celebration comparing our delicious steak dinners.

This restaurant dates to 1949 when Gene Harvey transformed an old frame house on Griffin Road into a steakhouse. The location was considered "out west" but it prospered, nonetheless. Gene went on to open two more Tropical Acres in Boynton and Pompano Beach, which is the location I remember the most but still never ate there. Those two were sold in the late 70's but the Davie location remains to be a steadfast icon in Broward County and under 4th generation management.

It's nothing too fancy but their history speaks volumes. Check out their story, menu, and specials on [TropicalAcres.com](https://www.tropicalacres.com).



HOPE | HOMES | HEALING

It's that time of year to GIVE and make our hearts thankful that we can. Here's a wonderful idea! From November 14th through December 5th, the 4KIDS Gift of Hope Toy Drive 2022 will be collecting toys to give our local children in crisis the chance to celebrate a joyous season. So often, children who are in foster care can feel forgotten when it's Christmas time. Last year, over 600 gifts were collected so let's try to give even more this season! Join 4KIDS as they collect unwrapped toys and gift cards to ensure each child, teen, and young adult in our care has a present to open on Christmas Day!

For more information go to 4kids.us/GiftOfHope and download the age-appropriate toy list and gift card information. Too far to drop off a toy? 4KIDS has set up a link on Amazon to make it even easier!



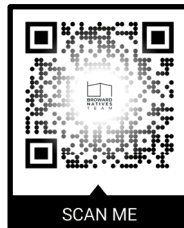
7 TIPS TO MAXIMIZE YOUR HOME'S SALE PRICE

Over the past few years, a real estate buying frenzy bid up home prices to eye-popping amounts. However, as mortgage rates have risen, buyer demand has cooled. Consequently, home sellers who enter the market today may need to reset their expectations.

The reality is, it's no longer enough to stick a "for sale" sign in the yard and wait for buyers to bang down the door. If you want to net the most money possible for your property in today's market, you'll need an effective game plan and a skilled team of professionals to implement it.

Fortunately, we've developed a listing strategy that combines our proven approach to preparation, pricing, and promotion—all designed to help you get top dollar for your home. But you will play an important role in the selling process, as well.

We have outlined 7 steps you can take to set yourself up for success as a home seller in today market. See our complete article on this by scanning the QR code with your phone camera or visit our blog at www.BrowardNatives.com



Are You Ready to **Buy** or **Sell**?

Or someone you know? We have incredible VIP Programs for both buyers and sellers!

OUR **VIP BUYER** BENEFITS

Become a **VIP Buyer** and get our guarantee! If you are not 100% satisfied with your home purchase The Broward Natives Team will sell it for free*

And get these added benefits and much more!

- ▷ Free Consultation on goals & your ideal home
- ▷ Professional real estate consultant for guidance, home touring and commitment through the entire buying process
- ▷ Assistance obtaining a home loan at the best rates
- ▷ Schedule property showings with personalized notes
- ▷ Protect your interest at all times
- ▷ Attend all home inspections and negotiate repairs
- ▷ Negotiate the best price and terms
- ▷ Free home warranty to protect your purchase*

OUR **VIP SELLER** BENEFITS

Become a **VIP Seller** and experience the most flexible selling programs offered today!

LIST IT YOUR WAY™

- ▷ Flexible Commissions or Flat Fee Options
- ▷ Cancel Anytime
- ▷ No Advance Fees of Any Kind
- ▷ Change "Your Way" Anytime

Visit www.BrowardNatives.com or scan the QR code for more details



You deserve a real estate transaction that's
predictable, smooth, and quick!



A Real Estate Team That **Gives Back!**

Born and raised in the Broward area, we have seen numerous things change for the good of many. There are however some in our community experiencing real hardship. This is why we chose to support 4KIDS who make our community a better place to live. We believe when you put others first, you will never be second and giving back is our way of saying thanks.

Giving back is a great way for us to feel connected and in a small way better understand those in need. Here at the Broward Natives Team, we believe we can help impact our local community one transaction at a time.

Thank you in advance for your referrals!

Contact Us

Broward Natives Team of United Realty Group, Inc

954-990-0965

Hello@BrowardNatives.com

BrowardNatives.com

Scan the QR code to learn more:

