eXp REALTY | LUXURY



PRE-LISTING PACKAGE

The Premium Marketing Plan

NOEMIE LILOMBAZ · LISTING ADVISOR

YOUR LISTING ADVISOR

Noemie Lilombaz



World-class marketing. Top-dollar results.

A full-time listing specialist with eXp Realty, focused on one outcome: selling your home for the strongest possible price, on your timeline.

30+	45+	$250K+	15 yrs
FAILED LISTINGS SOLD	**FAMILIES REPRESENTED**	**EQUITY PROTECTED**	**SALES EXPERIENCE**
in 30–90 days	across DFW	for our sellers	across industries

CERTIFIED LUXURY ADVISOR

Trained to market and negotiate high-value properties.

TREC DELEGATED SUPERVISOR

Trusted with supervisory responsibility at eXp Realty.

INTERNATIONAL NETWORK

Direct reach to qualified buyers in the U.S. and abroad.

WHO WE SERVE

For homeowners who expect more than a sign in the yard.

We represent homeowners who are ready to sell, and those whose homes did not sell the first time around.

01

Homes that didn't sell

Your home sat, expired or was withdrawn. We find out exactly why, and we fix it.

02

Sellers under pressure

Facing foreclosure or financial strain? You need a smart, discreet strategy and someone in your corner.

03

Sellers who refuse to wait

You want a custom plan that keeps your home from lingering on the market.

04

Luxury & high-value homes

Your property deserves marketing, and a result, that matches its true worth.

WHAT WE WILL DO FOR YOU

A strategy built for your home, not borrowed from the last one.

01

Diagnose

We analyze your situation and pinpoint what held your home back, or what could.

02

Strategize

We build a custom pricing, positioning and marketing plan for your property alone.

03

Execute

We run a targeted, aggressive campaign and report on it every single week.

WHY NOEMIE

“Many agents tell you what you want to hear. We tell you the truth, then we deliver.”

We show you what you actually want to see: results. When it takes crossing the country and rolling up our sleeves to find the right buyer and protect your equity, that is exactly what we do.

DETERMINATION · RESILIENCE · DEDICATION

PLAN OF ACTION

Seven ways we work to sell your home.

01	Buyers pre-approved at your price	Exclusive, targeted outreach to buyers already qualified for your home.
02	Four hours a day on your property	Dedicated, focused work on your listing, Monday through Friday.
03	Premium media only	Professional-grade photography and media that make buyers stop scrolling.
04	Maximum social exposure	Your home promoted on social media channels with millions of views.
05	Daily outbound calls	Direct calls to brokers and qualified buyers already in our database.
06	International marketing	Global reach through the eXp Luxury network.
07	Weekly performance reports	Every showing, inquiry and piece of feedback, in writing, until closing.

And a custom plan built around your property, your goals and your timeline.

GLOBAL EXPOSURE

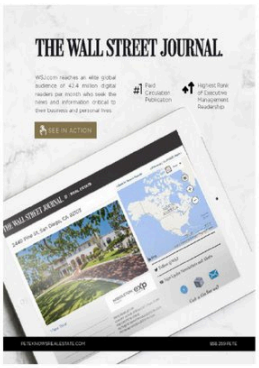
Unparalleled luxury advertising.

Your home, featured where affluent buyers are already looking.

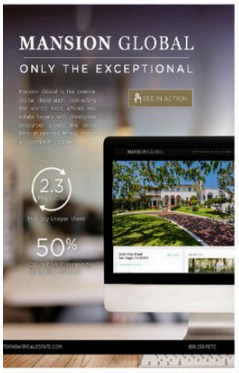
- The Wall Street Journal
- Barron’s
- MarketWatch
- Mansion Global
- Robb Report
- Unique Homes
- UPMKT
- JamesEdition
- LuxuryEstate
- YouTube
- Facebook

Placements vary by property and program eligibility.

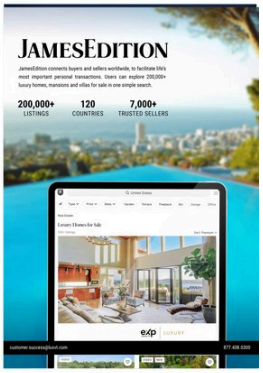


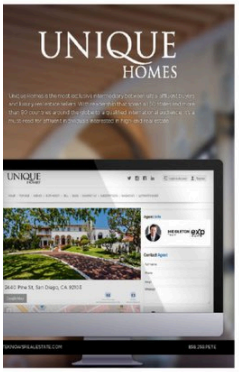


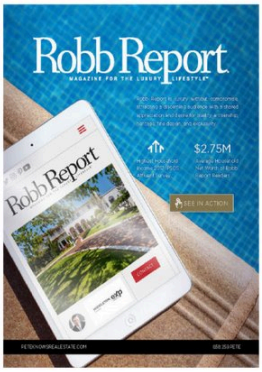




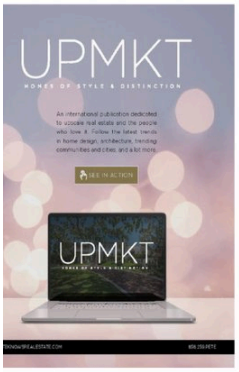




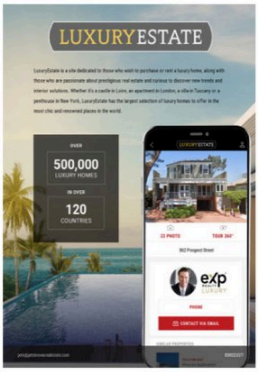












THE DIFFERENCE

Hope is not a strategy.

Too often, a home is listed on big promises, then left to sit. Next come the price reductions, one after another, until the equity you built is gone.

Today's market rewards sellers who act with precision. We bring an active, aggressive plan, measurable progress every week and a relentless focus on your bottom line.

OUR PERFORMANCE GUARANTEE

We put our commitment in writing. Ask us how.

BEFORE YOU SIGN

Give us 30 minutes. We'll show you how we become a financial asset to our clients.

You will never wonder what's happening with your home.

Every week until closing and funding, you receive a detailed report of all activity on your listing, including direct feedback from every agent who shows it.

SAMPLE REPORT			ACTIVITY SINCE LISTING
12 PRIVATE SHOWINGS	15 OPEN HOUSE PARTIES	4 ONLINE INQUIRIES	1 OFFER RECEIVED

AGENT & BUYER FEEDBACK

BUYER'S AGENT A	Buyer is fully approved and choosing between two homes. Ours was their favorite of everything they toured.
BUYER'S AGENT B	Offer submitted; the buyers love the home. We pushed for a stronger price and will follow up on any change.
BUYER'S AGENT C	Buyers are reviewing the disclosure and foundation documents. Their one concern has already been addressed.

Real report from a DFW listing. Client and agent details withheld for privacy.

PROVEN RESULTS

30+ failed listings, sold in DFW.

Homes other agents couldn't sell, sold in 30 to 90 days.



















CLIENT TESTIMONIALS

In their words.

“

Noemie exceeded all expectations in selling our luxury home. Her market insights and exceptional marketing strategies led to a swift, lucrative sale… We couldn’t have asked for a better experience.

THE HARRISONS

“

Noemie recently sold my house in less than three months, an extraordinary feat considering I had been trying to sell it for 18 months without any success… I have never seen such dedication and efficiency before.

YERADI · ZILLOW REVIEW

YOUR NEXT STEP

Let’s talk strategy.

Book your 30-minute Home Selling Strategy Call. You’ll leave knowing what your home is worth today and exactly how we would sell it.

ADVISOR	Noemie (Amy) Lilombaz
BROKERAGE	eXp Realty
EMAIL	Info@noemielilombaz.com
WEBSITE	noemielilombaz.com
TREC LICENSE	770240

SCAN TO SCHEDULE

Prefer to text? 469.643.4266

eXp REALTY | LUXURY

Selling well is never an accident.

USA · FRANCE · BELGIUM · JAPAN · CHINA · MONACO · DUBAI · QATAR