



FAMILY FORWARD METHOD

A guide to help growing families upsize their home and live their best life.

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Where has the time gone? It feels like just yesterday that you moved into this home. You were a young couple starting your lives together. Life seemed so simple back then. Little did you know how everything would change.

When you first moved in, the house seemed so big! There were plenty of bedrooms. You even had space for a guest room and a home office. Then the kids were born. The guest room was the first casualty. Oh well, it's not like it was used that often anyway. Not a big deal. But next, it was your office. Now you're stuck staring at your computer screen in some dark corner of the basement. After your youngest was born, the two older children had to share a room. Now every night is a battle to get them to settle down and sleep. You're tired of being a referee.

Every day you dread the morning rush.

You have to wake up at least an hour early or there's no way you'll make it to work on time. Between the kids and your spouse, there's not enough room around the sink to brush your teeth. As you wait for your turn to shower you're praying that there'll be some hot water left. The chaos sets the tone for your whole day. You leave the house feeling anxious and on edge.





Your drive to work is killing you. Literally. You can feel your blood pressure spiking after someone cuts you off in traffic for the third time today. It wasn't always this bad. But after years of population growth, traffic has become worse and worse. During the week, you only get to see your kids for a few hours each day. The worst part is you come home tired and in a bad mood.

When did your house turn into a toy store? Your living room looks like the set from American Ninja Warrior. It's a miracle that nobody has twisted their ankle yet. The kids promised they'd tidy up at the end of each day— that lasted less than a week. Now you're stuck picking up the toys when you're already exhausted.

You used to love the neighbourhood. As a young couple, you didn't see some of the red flags that you now see as parents. Cars race down the busy street at all times of the day. You can't even let the kids ride their bikes without fear of them getting run over. You wish there were more parks nearby and the schools in the area are far from ideal. Even the community has changed over the years and doesn't feel as safe as it used to be.

You keep telling yourself that this time will pass.

Just stick it out until the kids are off to college. But deep down you know you can't keep living this way. You don't want your kids growing up in such a chaotic environment.

You thought about adding another bathroom to the house. But you just don't have the strength to go through the mess of a renovation right now. Plus, you really can't afford to lose any more space.

You've tried incentivizing the kids. Offering them rewards for cleaning up after themselves. It works for a bit. But then the novelty wears off and you're back to picking up after them.

You've tried looking for work closer to home to cut down on your commute. But there are no good options nearby. Besides, you don't really want to leave your job. You just wish that it was closer to home.

The truth is, as your family has changed, so have your needs.

The home that once felt perfect, doesn't seem so great anymore. Everyone is constantly in each other's space. The kids share a bedroom. Your living room overlaps with the play area. Even the neighbourhood doesn't match your lifestyle. The stress is beginning to take a toll on your relationships.





There's been so much tension between you and your partner lately. It seems like you're constantly arguing. You feel like you'd rather be at work than at home. It's just so exhausting having to deal with a cluttered house and crazy children. By the time you tidy up and put the kids to bed, you just want to pass out for the night. You don't have the energy to connect with your partner anymore.

Then there's the yelling. You know that you shouldn't raise your voice. But sometimes there's only so much you can take. How many times do you have to repeat yourself to the kids? It's like they're experts at tuning you out. You want them to grow up in a loving, positive environment. But your current living situation is making that seem impossible.

You fear that they'll grow up resenting you.

You're worried about their future too. Over the past few years, you've noticed crime has been increasing in the area. It seems like the police are at the local high school every week. You're doing your best to raise them with good values. But you know how impressionable young people can be. You don't want them to fall in with the wrong crowd.

Nobody wants to become THAT family.

The one that's always arguing and yelling at each other. You're afraid that it'll cause your family to drift apart. Deep down, you know that this is affecting your kids.

It doesn't have to be this way. You can remember a time when everyone used to be happy. You know your family deserves to feel this way again.

That's exactly why I created the Family Forward Method. To help families like yours upsize to their next home. Simply, easily, and with minimal stress. It's time to regain your happiness.

Here's how it works.



STEP ONE: YOUR VISION

When we first meet, I'll take the time to learn about your family. We'll walk through your home and have a conversation. What daily challenges do you face? Are mornings too hectic as you race to use the only bathroom? Do you trip over toys that the kids left everywhere? Has your office turned into a nursery for the new baby? We'll figure out how to solve these issues and identify the features you'll need in your new home. We'll also determine the neighbourhoods and schools you prefer.

It's important to feel confident in your decisions. That's why I'll keep you informed every step of the way.

We'll go over the process of buying and selling a home together. You'll know exactly what to expect and avoid any surprises in the future. We also need to get you pre-approved for a mortgage. I'll connect you to a trusted mortgage professional who can help.

Your vision is the focus of each step that follows. We'll make sure we have a clear picture of where you want to be. Establishing your financial picture will prepare you for our next meeting.



STEP TWO: GAME PLAN

Let's create a game plan! Many families wonder where to start. Should you buy first or sell first?

I'll explain the benefits and drawbacks of each option. This will help you make the best decision for your family. Next, we'll analyze your finances. We'll complete a worksheet that identifies your expenses and monthly mortgage payments. Then, we'll use this information to determine your budget. Finally, we'll create a step-by-step timeline and schedule a start date.

Buying a home can be a very emotional experience. Setting your budget upfront prevents you from getting carried away in the heat of the moment. Life is already busy with work, school, and family activities. Our plan will help keep your life structured and organized.



STEP THREE: SEARCH & FIND

Let's start looking at homes! Each morning I'll email you new listings that just hit the market. Together we'll review them and decide which ones have the most potential. Next, I'll schedule the appointments and we'll go and view the properties.

Don't forget to bring the kids! Involving them in the process will get them excited about the move. While viewing, I'll point out the positive qualities of the home as well as the possible pitfalls to look out for.

After each visit, I'll have you rate the home out of ten and list a few pros and cons about the property. This will help you remember key details when comparing the homes later.

Once we find a house you love, we'll review the data to determine its market value. Then I'll negotiate on your behalf to get you the best possible price.

Choosing the right home for your family is a big decision. I want to ensure your family will be happy there for many years. That's why we take the time to evaluate each property and ensure it matches up with your needs.



STEP FOUR: PREPARE & SELL

Before listing, we need to get your home looking its best. The first step is to have a consultation with my professional stagers. They'll inspect each room of your house and create an action plan for you. This may include decluttering, removing personal items, or rearranging furniture. I understand that family life is busy. You might not have time to tackle the to-do list. Don't worry, I've got trusted partners you can rely on. I can also connect you with tradespeople for any repairs that may be needed.

Once complete, the stagers will return to put the final touches on the presentation. Next, we'll schedule an appointment with my photographer.

Since most buyers begin their search online, high-quality digital media is essential. Your home will have its own dedicated website with photos, videos, floor plans, and a 3D tour. We are now ready to hit the market!

Soon buyers will be booking appointments to view your home. To make your life easier, I'll provide you with a travel kit to keep by the door. Load it in advance with snacks, drinks, and entertainment for the kids. Then just grab it and go every time there is an appointment. When we receive an offer I'll review it with you and explain its terms and conditions. I will also negotiate with the buyer to get you the best terms and the highest possible price.

Investing in your home before listing will earn you more money when you sell. A well-presented home will attract more buyers and lead to higher offers. My marketing will then highlight the most attractive aspects of your home. It's the difference between a buyer booking a showing or scrolling past the listing.



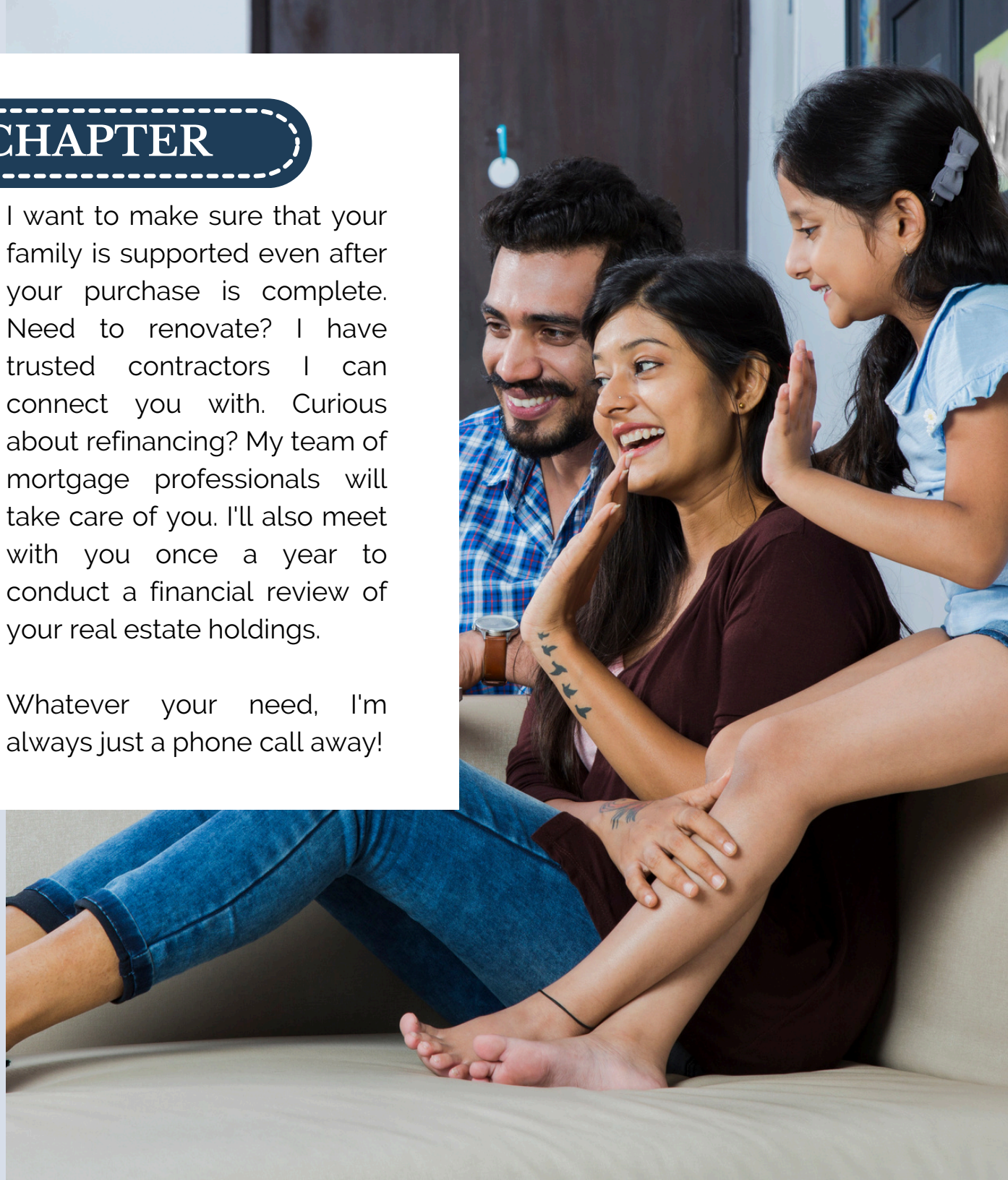
STEP FIVE: NEXT CHAPTER

You're almost there! We sold your house and you purchased your new home. There are just a few more things to take care of before you get the keys. Remember to transfer your utility accounts to your new address ahead of time. You'll also need to obtain home insurance in order to secure your financing.

Before closing we'll revisit your new home to ensure it's in the same condition as when you purchased it. Your lawyer will complete the paperwork and then it's time to move. Congratulations, you are about to start the next chapter of your life!

I want to make sure that your family is supported even after your purchase is complete. Need to renovate? I have trusted contractors I can connect you with. Curious about refinancing? My team of mortgage professionals will take care of you. I'll also meet with you once a year to conduct a financial review of your real estate holdings.

Whatever your need, I'm always just a phone call away!



Just imagine...

Your house no longer looks like an episode of Hoarders. The kids have a playroom for all their toys. No more tripping over dolls and cars. Since you've been yelling less, you've noticed a change. The kids are smiling more. It even feels like they're actually listening to you. The arguments with your partner have stopped as well. Now you have the time to connect with each other daily.

You haven't felt this rested in a long time. Your commute to work has been cut in half and the extra sleep has been magical. Even morning routines are easier. That second bathroom has been a real time saver. After work, you have enough time for activities with the family. Finally, the stress of sitting in traffic is gone. Now you look forward to coming home from work.

Living on a quiet street makes you feel more relaxed. You don't worry about your kids getting hit by a speeding car. There are other children in the neighborhood for them to play with. Now they spend less time indoors on the iPad. The schools nearby are excellent. You're confident they're getting the best possible education.



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Here's what my clients have to say:

"Ivan, I just wanted to thank you for everything you did for us with the sale of our home, move and transition to our new home. You went above and beyond. Thanks for going back to our house to courier my daughter's College Diploma to her, we are very grateful. You did a great job of staging our home and negotiating a good price for our home, and following up with us still after the move and settling in period. I would definitely highly recommend you to anyone needing a Real Estate Agent in the future."

- Helen G



"Ivan honestly went above and beyond while representing me. He always took the time to speak with me and answer my questions, to bounce ideas off of each other, and even put up with my overly emotional reactions to all of the stress and calm me down. If you want the best realtor and person in your corner while you sell or purchase your home, Ivan Mamuzic is your man. I stake my reputation on it. You will not be disappointed."

- Vivien M



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Here's what my clients have to say:

"Ivan was an exceptional agent that exceeded my expectations in both buying a new home as well as selling my current home. His experience and in depth knowledge of the market was critical as he successfully guided me through a bidding war to get the property of my dreams. He also ensured I got top dollar for my sale by providing fantastic staging and pictures, ultimately getting competing offers on my property in an environment of interest rate hikes and declining housing market.

Despite the success of the sale and purchase, the most impressive aspect of my experience with Ivan was how he was able to support me thorough the emotional roller coaster of buying and selling a home, keeping me grounded, sane, and facilitating opportunities that were best for me rather than just making a quick sale."

- Eva J



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MY STORY

When I was young I preferred to live in the moment. I was the type of person that was always up for a good time. I didn't spend much time thinking about the future. Then I met my wife and everything changed. Well, not right away at least. I was definitely a work in progress and she pushed me to be a better version of myself.

We got married on a beautiful beach in Mexico and purchased our first home together. Shortly after moving in, we added a puppy to the family. I was so excited that I drove an hour through a snowstorm to pick him up. Luckily we both made it home alive. Dogs were always an important part of my life growing up and continue to be to this day.

Professionally, I had a job that required me to travel quite often. Sometimes for weeks at a time.

I enjoyed visiting different cities and exploring what they had to offer. I was comfortable and had no intentions of changing careers. That is until I received some news that would change my life forever. I was going to become a father.

Time seemed to stand still for what felt like an eternity. The initial joy was quickly replaced by a sinking feeling in my stomach. I knew I needed to be present in my child's life, and being away on the road was no longer an option.

Changing careers with a baby on the way wasn't an easy decision. Leaving behind the security of a stable income was a scary proposition. But time is our most precious asset, and I wanted to spend it with my family.

Story Continued...

I decided I was going to become a Realtor. I became interested in real estate the previous year while we were purchasing our own home. I loved looking at different properties and the thrill of the negotiation. Most of all, I loved the feeling I had when my wife and I stepped into our new home for the first time. I knew I wanted to help other families experience that same feeling.

Fast-forward to today, and I'm so glad that I took that leap of faith. We now have three beautiful children together. And even though I work hard, I still have time to walk them to school every morning.

Over the years I've helped many families improve their quality of life together. Finding them a space that fits their growing family better than their starter home. Even cutting down their commutes, so they can spend more precious time together each day. But the most rewarding part of the job is all the close connections and friendships I have formed.

I understand the challenges you are facing. I have been through many of them myself. From selling your current home to finding the perfect house for your family. All while managing your schedules, the kids' activities, and trying to stay sane. That's why I created the Family Forward Method. To help families just like yours limit stress and save time while upsizing their homes. Looking forward to meeting you!

- *Juan Mamuzic*

If you're ready to move your family forward,

**REACH OUT AND LET'S
CHAT ABOUT THE NEXT
STEPS**



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