



**MATT COOPER**  
CEO/BROKER OF RECORD  
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# 25 Reasons You Can Sell Your Home for Top Dollar in Your Time Frame

**Your Home Sold Guaranteed Realty  
Ontario – Matt Cooper Team**

**SELLERS** - *Your Home Sold Guaranteed or We'll Buy It!\**

**BUYERS** - *Buy Any Home with Your Home Sold Guaranteed Realty Ontario – Matt Cooper Team and if You're Not Satisfied, Matt will Buy it Back!\**



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## TABLE OF CONTENTS



**03** **CHAPTER 1**  
25 Reasons to Sell Your Home with Your Home Sold Guaranteed Realty Ontario – Matt Cooper Team.



**13** **CHAPTER 2**  
15 Reasons to Buy Your Next Home with Your Home Sold Guaranteed Realty Ontario – Matt Cooper Team.



**19** **CHAPTER 3**  
Letter from Brian and Jo-Anne, Your Former Neighbours.



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# CHAPTER 1

## 25 REASONS TO SELL YOUR HOME WITH YOUR HOME SOLD GUARANTEED REALTY ONTARIO – MATT COOPER TEAM

“Looking to sell my house in Oshawa and maybe buy a little place in the country. Didn't really want buyers in my house during a pandemic. Called Matt and Kendell – They sold my house virtually in 3 hours for 129% of my asking price, without any buyers coming through my house! Awesome job guys, 5 Stars. Time to start shopping for my little getaway. Time to start living the dream for real!”

- **Larry Genereux**





- SELLERS** - *Your Home Sold Guaranteed at a Price Acceptable to You or I'll Buy It!\**
- BUYERS** - *Buy Any Home with Tracy King - Your Home Sold Guaranteed Realty - Kings of Real Estate Team and if You're not Satisfied, Tracy will Buy it Back!\**

"Matt Cooper and his team are awesome! Highly recommend doing business with them if you are in the Ontario area!"

**- Andrew Channell**

"Matt & Kendall's marketing strategies lead to strong demand for our home. They brought in one of the industry's top real estate stagers - Sue Kempton of Finesse Interiors. Matt's trade-up program made our home even more attractive to move-up buyers with a house to sell. Their knowledge of the Durham Real Estate Market helped us arrive at the right listing price and they were banging on! We got multiple offers and our house SOLD in 3 days for 104% of our asking price! Give us an additional \$30,000! Thanks for making our journey from one house to the other a smooth one!"

**- L & H James**

"I purchased my first home with Kendell 11 years ago and was very happy with her service. When it was time to sell Kendell patiently guided me through the process. Their marketing created a lot of demand for my condo townhouse. It was crazy! 9 offers, sold for 116% of my asking price. That meant an additional \$65,000! I would hire Kendell Attrux of the Matt Cooper Home Selling Team to purchase and sell again!"

**- Ryan Day, Oshawa**



"We had lived in the same home for 20 years and were very apprehensive about moving. Kendell found us our dream bungalow in 7 Days. Our home just SOLD in 5 days above asking price! The Matt Cooper Home Selling Team will be donating \$1,000 to HSDR on behalf of our boy Toby!"

**- Mary-Ruth & Jeff Gibson, Oshawa**



"Working with Kendall was short but sweet. We sold our property in 4 days to the right buyer, at the right time and at the right price - meaning we got exactly what we asked for and in record time! Kendall was very considerate of the fact that this would be the 3rd home we sold and gave us free rein on how we wanted to proceed with our listing details given the fact that we'd "been there done that" a few times. She was always quick to respond to our texts, calls and emails and frequently took the time to check in on our progress during the renovation and prepping stages and, of course, throughout the listing and selling process. She helped us negotiate the fluctuating market demands and went above and beyond our expectations when we hit bumps in the road, even after our home was sold. If you are in search of a realtor that values communication, is easy to work with and is ready and willing to go that extra mile, Kendall is the agent for you!"

**- Lana Cummings**



“Matt & Kendell have been our friends and trusted real estate advisors for many years. When it came time to sell one of our homes, they were the obvious choice. They had our home professionally staged and it looked incredible. Their marketing plan attracted over 90 visitors to our home! We sold fast for more than we were expecting, with zero hassles. They took care of everything, and they will be donating \$500 to The Humane Society of Durham Region on behalf of our beloved Jack Russell who recently passed away at 17 years. If you want to sell your home, at your price in your time frame – We highly recommend Matt & Kendell – YOUR HOME SOLD GUARANTEED REALTY OF ONTARIO. Thanks again Matt & Kendall, see you soon as we hunt for our next real estate investment!”

**- Nuno & Angela Pimentel, Courtice**



“We’ve been on such a wonderful journey with Kendell & Matt! They helped us find our new Bungalow and we absolutely love it! When it came time to sell, they gave us straightforward advice, answered all our questions, and everything went through without a hiccup! They hired a professional stager (afterwards, my friends could not believe it was my house!) We sold in 4 days for 108% of our asking price! We recommend them highly! It also warms our hearts to know Matt & Kendell will be donating \$1,000 to the Humane Society of Durham Region HSDR in honour of our ‘Grand Dog Riley’. We can’t be happier with The Matt Cooper Home Selling Team, over the moon actually!”

**- Harry and Brenda B., Ajax**



"Matt and Kendell are professional, kind, and caring. They truly care about making an impact not only for their clients but for their surrounding communities. I highly recommend Your Home Sold Guaranteed Realty of Ontario! Working with Matt and Kendell has been wonderful from day 1. They are great people to do business with. Five Stars!"

**- Monica Newnham**

"We have used Matt and Kendell to purchase 3 homes over the last 5 years. When it was time to sell there was only one choice. They had the home professional cleaned and staged. We SOLD in 5 days 125% over asking. This duo are professional, responsible and responsive to your needs. If you are planning to purchase or sell call 905-440-0505. You will not be disappointed."

**- Rebecca & Mark Ludwig, Oshawa**

"If you haven't noticed Matt Cooper is not your average real estate agent, if you are looking for a home in the GTA Matt has to be your first call. Forget about the years of experience and thousands of homes that he's sold. The real recipe for Matt's success is the amazing consumer programs that he offers to not only his repeat client but also new clients as. His signature Guaranteed Sale Program will make any home seller confident that if for some reason your home doesn't sell, Matt will buy it for cash. Or his VIP Home Hunter Service if you are interested in buying a home will allow you to beat out all other buyers in this hot market to listings that come available before they even hit the market. We refer all of our clients from NY relocating to Toronto to Matt because, well, he's the best!"

**- John Bevilacqua, Upstate NY**



“Matt Cooper is a person of great integrity, with many many years of experience in real estate. I’m especially impressed with his charity work. Great people give back, and that’s what he does. Great guy, great business, highly recommend.”

**- Charles Peters**

“I purchased my semi-detached in South Oshawa 17 years ago. I have enjoyed many summers of fun at Lakeview Park Beach and the waterfront. Now, many years later, I am an empty nester - And it was time to move down to a smaller home and closer to my daughter who has just had her first child a girl. After 4 days on the market, my home sold for much more than I ever could imagine. Kendell did exactly what she said she would do - She sold my home fast and for top dollar - with no hassles. A 5-Star Performance!”

**- Maria N., Oshawa**



“We were nervous about selling our home during the pandemic. Matt & Kendell handled everything for us virtually! Our home just SOLD in 4 days a 100% of our asking price! Now Matt & Kendell are helping us find our retirement Bungalow in Northumberland.”

**- Gloria & Ken, Ajax**



"Kendell and her team went absolutely above and beyond in both the selling of my old home and purchasing of my new property. Kendell is extremely knowledgeable and very professional. It is evident that she takes pride in her work. I would highly recommend this team to anyone for their realtor needs. Thank you again!"

**- Maria Medeiros & Family, Stone Mills**



"He was really professional and organized, and he assisted us in working out all of the technicalities so that we could sell our property quickly. His marketing and networking abilities were outstanding. He has a thorough understanding of the market and provided excellent recommendations for us. Matt is an absolute pleasure to deal with, and I strongly suggest him!"

**- Jeffmore Capin**

"I would highly recommend Kendell & Matt Cooper of YOUR HOME SOLD GUARANTEED REALTY. Last time I moved was in 1995 (26 years ago). This was my first home and having been recently widowed I felt it was time to move onto the next phase of my life. Having never sold a home before I was stressed and not sure where to start. Kendell put me at ease and patiently explained the process and all the steps involved. My home



sold in 3 days way above asking. I am so excited to now focus on getting packed up and moved back up north to my retirement home. I have 3 rescue dogs and very pleased \$500 will be donated to HSDR on my behalf.”

**- Theresa Desgroseilliers, Ajax**



“Kendall and the team have worked with my parents/family for about 5 years and in multiple homes. Most recently they sold my sister’s house for far over asking and helped get our home a couple of months ago. They have been wonderful and so professional! In addition to their great service, they also give back to the community by donating part of their earnings to the Durham humane society!”

**- Raven Fleming**

“Running out of space, we needed a larger home. Very worried about selling during the pandemic because we are a high-risk household. Kendell’s professional staging really worked! Our Ajax home SOLD FIRM, just 2 days, way over our asking price! Matt & Kendell will be giving \$1,000 to HSDR in honour of our sweet Jack Russell “Buzz” who lived to be 15!”

**- Jerry, Suzanne & Richard, Ajax**





“My home got multiple offers and sold in just 2 days above my asking price! I am really happy. Not only did they stage my house which I know helped push the price over the top. They even rented me a storage pod. Thanks again to Matt & Kendell.”

**- Patricia Walker**

“Kendell treated my parents with respect, she found us our forever home and made sure we go it. Kendell sold our home just over a week from putting it on the market. Thanks Kendell!”

**- Zach Thong**

“Matt and Kendell are truly the nicest people I have ever had the pleasure of doing business with. They knew my story, what I needed, and got the job done. Before the for-sale sign was in the ground, it was SOLD! GOD Bless guys.”

**- Michelle Stevenson**

“Kendall sold my Mum’s house 5 years ago and she was great. So, when we decided to sell our home, we called her again. She is so personable and helpful. Thanks, Kendall for all your help.”

**- Fiona & Jack Miller**

“I have been doing Real Estate Advertising with Matt & Kendell in the Real Estate Sections of the News Advertiser & This Week Metroland Newspapers for several years. I am always amazed at how they have their pulse on market conditions and can advertise



the homes that people want to buy. 5 Stars to you both and looking forward to many more years to come.”

**- Terri Riley, Multi Media Consultant, Metroland Media Group**



“Matt and Kendell of The Matt Cooper Team are the official realty company of the Humane Society of Durham Region. They very generously make a donation to the HSDR off of each sale! I recently referred them to a friend who was selling her house and needed the expertise of a professional realtor. I recommended Matt and Kendell who took care of everything. My friend was thrilled with the service and the whole experience. On top of that, they negotiated a selling price well above what my friend thought she would end of with. I highly recommend the Matt Cooper Team to anyone looking for a professional realtor in the Durham Region and surround areas!”

**- Len Butticci – Board Member and The Chair for the HSDR**



## CHAPTER 2

### 15 REASONS TO BUY YOUR NEXT HOME WITH YOUR HOME SOLD GUARANTEED REALTY ONTARIO – MATT COOPER TEAM

“My husband and I highly recommend Matt and Kendell if you are considering buying or selling a house. We were referred to them with raving reviews and we can truly say they deserve the positive reviews they received. We are first time home buyers and by the end of our journey of purchasing our home, we were so happy with the way we were treated by Kendell and her team. Thank you to Aimee who took us on multiple tours and showed us so much patience and care. My husband and I would definitely refer our friends and family to their agency if they were looking to buy or sell a house. Thank you!”

**- Amelia & Ralston Williams, Oshawa**





"I had been living in North Oshawa in a 3-storey condo townhouse complex. After 12 years of traffic, noise, congested living and condo fees it was time for me to move on. Me, I've always wanted to move back to the country as that's where I felt the happiest in my life. Thank you, Kendell & Aimee, for helping me find my forever home. It's a nice size lot, not too small and not too big, just perfect. I am so excited to start this new chapter in my life and I can't thank you enough for helping me realize my goal of getting out to the country again!"

**- Salvatore Molica-Lazzaro**

"Kendell saved me from being homeless or renting at an astronomical cost! She is so helpful. She got me my future! She's the best...when and if you're in a bind, call Kendell. Or even when you're not I'm a bind! Lol. I am grateful to have met Kendell at this very trying time."

**- Casey Penney**



"The whole experience was very good from start to finish. We looked at over 35 homes. Kendall or Aimee accompanied us on the visits and gave their professional opinion and suggestions for each one. Their donation to the humane society is going on behalf of

our Grandkids Lea and Oliver's kittens, one-year-old sisters Mirabelle and Jezabelle."

**- Terry Magee**

"Being first time home buyers, my boyfriend Brent and I basically knew nothing about buying a house, until Kendell from The Matt Cooper Team went through everything and made sure we knew what we were doing, and she helped us find an amazing home. Thanks so much!"

**- Mary Richardson & Brent Bailey, Peterborough**



"Your Home Sold Guaranteed Realty was so great to work with. They have a lot of useful tips on negotiating and how to get your offer seen in this seller's market. I have known them for more than a decade and all my friends and family use them. They will look out for your interest and disclose everything to you. They are organized and have had a lot of experience so anyone will feel comfortable working with them."

**- Shelly Kim**



"If I could give Your Home Sold Guaranteed Realty more stars I would! Because of them I was able to get my first home at the age of 27! They not only found me a home, but also a lender that would fund me. With so many people buying in this time, they were very fast and made offers the same day and even within an hour. Because of that speedy communication we were able to beat other buyers. They were able to negotiate with sellers to sell to me even when other buyers gave more money. They were not only my Real Estate Agent, but more of my friend that was there every step of the way. Thank you!"

**- Victor Martinez**

"My parents were helping me get a condo for my own, where the location had to be convenient, and I preferred a newer built with less hassle on maintenance. Somehow, we hit the hottest market time. But our Realtor at Your Home Sold Guaranteed Realty was able to locate an off-market property for me and my family. They also negotiated a great discount on pricing. A same size unit next to us was sold for \$20,000 more. We are so lucky to find Your Home Sold Guaranteed Realty as our Realtor, my dad saw their for-sale sign on one of their listings, that's how we met."

**- Christina Liang**

"Your Home Sold Guaranteed Realty represented me in the purchase of my condo. With COVID and a picky buyer such as myself, they were more than patient and my multiple counteroffers. They never got frustrated and presented my offers in earnest. Ultimately their negotiation skills paid off and got my condo for the price I wanted along with some closing cost credit from the seller. I would highly recommend their services!"

**- Jeff Miller**





"Your Home Sold Guaranteed Realty was fantastic from start to finish. We were very much just casually looking when we started. They were always happy and super enthusiastic to show us whatever homes we had found online and wanted to see in person. They never made us feel like it was a burden or a hassle.

After seeing 3-4 houses that we had asked them to show us (and not really liking any of them), their expertise kicked right in. Not even before we made it home from the 4th viewing, they had sent us a link to a brand-new listing that was PERFECT for us. It was clear that they had been actively listening to what we liked, did not like in homes, we had seen, as well as asking us exploratory questions to get a sense of how we lived, what styles, etc.

Well, the rest is history: We loved it, we made an offer, and we have now closed. Your Home Sold Guaranteed Realty literally found and helped us purchase our dream home. Thank you so much - we could not be happier with the home and the relationship we have now built with. Will recommend them to anyone who will listen."

**- William**

"Your Home Sold Guaranteed Realty made our first home buying experience a dream! My wife and I were apprehensive, but luckily a friend of ours who worked with Your Home Sold Guaranteed Realty highly recommended them, and I can see why! They were incredibly genuine, patient, and thorough! HIGHLY RECOMMENDED!"

**- Pat**

"Your Home Sold Guaranteed Realty is nothing short of amazing. As a first-time home buyer, they are the 2nd agent I dealt with, and nothing compares to the quality of work and professionalism they displayed. Detail oriented and extremely well prepared, I could



not have asked for a better agent. They are fierce and determined to make sure I got the house I wanted. They did not rush me into buying and made sure it was the house that I exactly wanted, and I cannot say the same for the first agent I dealt with who was just trying to get a sale. They went above and beyond as an agent, and I have recommended them to all my friends and family. I highly recommend Your Home Sold Guaranteed Realty if you are looking to buy a home. So thankful to have stumbled upon this gem."

**- John Dich**

"My hubby and I were in a rush of getting a place due to our apartment lease ending at the end of the year. Your Home Sold Guaranteed Realty worked with a sense of urgency and always making sure we were taken care of whenever we needed them. There was constant communication from them. They definitely made first-time home-buying so much less stressful than it appeared. We highly recommend Your Home Sold Guaranteed Realty. They'll take good care of you like family."

**- Lena J.**

"I worked with Your Home Sold Guaranteed Realty, and they found my dream home on the very 1st day of searching. Through the whole process they were helpful and upbeat. They fielded all my many questions and always made us feel like they were working for us rather than just trying to collect her fee, which I have experienced with most other brokers. I felt like Your Home Sold Guaranteed Realty was as excited about the home as I was, and when trying to find a home in the city, having a teammate like them was extremely comforting."

**- Matin G.**

"Matt and Kendall, your expertise and knowledge of the real estate market is second to none. Thanks to you both for your time and patience in finding our perfect home. Well done."

**- Eleanor Kerr**

## CHAPTER 3

### LETTER FROM BRIAN AND JO-ANN, YOUR FORMER NEIGHBOURS

**We called Your Home Sold Guaranteed Realty Ontario – Matt Cooper Team when we needed to sell our home.**

“Jo-Ann and I built our dream home in 1988 on a beautiful waterfront lot. We raised our two boys here and enjoyed many summers of fun jumping off the dock! Now, many years later, we are empty nesters – And it was time for us to move into a Bungalow. Being a career salesperson myself, I felt it necessary to interview at least 3 realtors when it came time to sell our home. Not sure what to expect, Kendell’s professional sales presentation, won us over. She gave us an extensive marketing plan to get our home sold. After 2 days on the market, and 5 offers registered, we got the exact price we had in mind. So, Kendell did exactly what she said she would do – she sold our home fast, at our price, in our time frame – with no hassles. We also appreciated her bringing in her “home cleaning crew” before we listed, so Jo-Ann would not have to do it. Thank you, Matt & Kendell! A 5 Star Performance! Now it’s time to focus on packing the house and getting moved.”

**- Brian & Jo-Ann Dawe, Prince Edward County**









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## INSIDE READ

- ✓ 25 Reasons to Sell Your Home with Your Home Sold Guaranteed Realty Ontario – Matt Cooper Team.
- ✓ 15 Reasons to Buy Your Next Home with Your Home Sold Guaranteed Realty Ontario - Matt Cooper Team.
- ✓ Local Reviews, Local Knowledge, Process Expertise, Responsiveness, Negotiation Skills.



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Written by **Southeastern Ontario Home Sellers and Buyers**