RE/MAX RESULTS
RHODE ISLAND

LISTING LEVERAGE

PROVIDING OUR SELLERS WITH AN
ADVANTAGE IN TODAY'S MARKET

THE RE/MAX COLLECTION®

THE SELLING PROCESS
YOUR ROADMAP TO RESULTS



YOUR HOME, YOUR PLAN, YOUR NEXT CHAPTER

UNDERSTANDING YOUR GOALS

Whether this is an emotional move or a calculated investment, our priority is to learn what matters most to **you.**

WORKING TOGETHER TOWARDS SUCCESS

COLLABORATION & COMMUNICATION



YOUR PREFERENCES

- How do you prefer to communicate?
- What is your ideal timeline for listing?
- What are the ideal days/times for open houses?
- How much notice would you prefer for showings?
- Would you like buyers to take their shoes off?
- Will any pets be home during showings?
- Do you have a security system/audio or video recording inside the home?
- Is there anything unique or specific that we should know about your property?

GIVING BACK TO OUR NEIGHBORS

My commitment to real estate goes far beyond buying and selling homes. I'm deeply invested in the community I'm fortunate to serve. I believe success is measured not only by results, but by the positive impact we make along the way.

Giving back is a core part of my business. From supporting local nonprofits to helping organize charitable events, community involvement is woven into everything I do. I'm especially proud to support Children's Miracle Network Hospitals, with a portion of every transaction donated to benefit programs at Hasbro Children's Hospital right here in Rhode Island. I am on board of directors for Newport Mental Health and the Newport County Board of Realtors.

By combining local market expertise with purpose-driven service, I strive to guide clients through life's biggest transitions while also strengthening the neighborhoods we call home. I believe in doing well by doing good, and I'm honored to make a difference, one home and one family at a time.







Children's Miracle Network Hospitals®

A portion of all REMAX Results sales is donated to Children's Miracle Network Hospitals.

COMMUNITY FOCUSED, RESULTS DRIVEN

REMAX Results is a full-service real estate brokerage rooted in community values and driven by exceptional results. We have offices in Middletown and North Kingstown Rhode Island.

We believe real estate is more than a transaction, it's a pivotal life moment, and we're honored to guide our clients through it with integrity, insight, and unwavering dedication.

My team is committed to delivering a seamless, personalized experience at every stage, combining the power of a global brand with a distinctly local touch. We don't just help people move, we help them move forward with confidence.



WHAT MY CLIENTS SAY

“HE IS EVERYTHING THAT IS RIGHT WITH THE REAL ESTATE BUSINESS.”

★★★★★

“We recently listed and sold our home in Portsmouth RI with Tyler Bernadyn and his team. From the listing presentation, which was the most professional and fluid of all those that we received, to the frequent communication and updates about the process, what's next etc., Tyler delivered expertise, enthusiasm and and a very high level of service from the listing to the closing. We highly recommend Tyler as a results focused knowledgeable real estate professional of the highest caliber.” - Chuck & Carol Boyd

“Tyler is without question the most honest, hard working and talented realtor I’ve ever had the pleasure of meeting. He’s successfully executed three real estate transactions for me and each time I’ve marveled at the skill with which he’s conducted them. I cannot possibly recommend him highly enough for anyone interested in either buying or selling a home. A consummate professional who always has the clients best interest in mind. Truly the best of the best.” - Dr. Ben Hilliker

MY TEAM



JUSTINE TARLTON
CO-Owner & Coordinator

Justine is my business partner and transaction coordinator at REMAX Results. She will manage all of our paperwork and deadlines, and support your listing from pre-contract agreements to closing day.



MICHELLE AGUIAR
Realtor & Listing Assistant

Michelle is my trusted teammate, and together we provide full-service support and coverage from the moment we list your home - ensuring clear communication, quick response times, and personalized service.

ABOUT ME

TYLER BERNADYN

Tyler Bernadyn is a licensed real estate broker and partner at REMAX Results. He is a trusted local expert in the Rhode Island and Newport County market. Known for his consultative, community-focused approach, Tyler blends market insight with strategic planning and an unrelenting commitment to his clients' goals.

His business is built on trust, referrals, and results. With strong relationships across a network of respected builders, contractors, and service providers, Tyler ensures that every transaction is supported by qualified professionals who share his standard of care. Whether representing buyers, sellers, or investors, he brings thoughtful insight and local perspective to every move.

In 2025, Tyler was the #1 REMAX agent in Rhode Island and is part of the REMAX Torchbearer network (representing the top agents under 40 nationwide) and in the REMAX Hall of Fame. Tyler also was recognized as the 'Best Real Estate Agent' in the annual Newport Life Magazine 'Best of Newport County' awards. He works exclusively by referral and generated over $38 million in sales production last year alone.

A lifelong Rhode Islander, Tyler lives in Newport with his partner Bethany and their two dogs, Red and Freya. He serves as President for the Newport County Board of Realtors, and is on the Board of Directors for Newport Mental Health, and the Lobby Muddy Fest. Tyler is a weekly contributor for WhatsUpNewp and curates the real estate column for that local publication. You can reach him directly at 401-241-1851 or via email at TylerB@resultswithremax.com.



tylerb@resultswithremax.com | 401-241-1851

PARTNERING FOR SUCCESS

SIX STEPS TO SELLING YOUR HOME

PRICING & TIMELINE



PRE-LISTING PREP



MARKETING STRATEGY



SHOWINGS & OPEN HOUSES



NAVIGATING OFFERS



CLOSING & MOVING



PRICING YOUR HOME

One of the most important decisions we'll make together is how to price your home. Strategic pricing isn't just about attracting attention - it's about generating the right interest from qualified buyers early on, which ultimately maximizes your return. Homes that are priced appropriately tend to sell faster, receive stronger offers, and avoid extended time on the market that can lead to reductions and diminished negotiating power.

We take an analytical, data-driven approach when pricing properties. By evaluating recent comparable sales, current market trends, active competition, and your home's unique features, we'll position your property to stand out. Our goal is to establish a price point that reflects fair market value, builds momentum from day one, and gives you confidence as we move toward a successful sale.

While it can be tempting to "test the market" and see what happens, overpricing often leads to unintended consequences. Properties that sit too long without activity can become stigmatized, prompting buyers to wonder what's wrong or assume there's room for negotiation. This can result in fewer showings, lower offers, and ultimately a weaker negotiating position. In many cases, overpriced homes end up selling for less than if they had been priced correctly from the start. By aligning with market realities and buyer expectations, we give your home the best chance to sell quickly, competitively, and on your terms.

ESTABLISHING YOUR HOME'S VALUE

The **SELLER** determines the price. The **BUYER** determines the value.

Your home's debut on the market is one of the most important moments in the entire selling process. It's your best chance to capture attention, generate interest, and create a sense of urgency among serious buyers.

That's why pricing isn't just a number - it's a strategy.

$	$$	$$$
UNDERPRICED	**MARKET VALUE**	**OVERPRICED**
Decreases your future buying power	Better chance of a bidding war	May need a price drop, which can raise red flags
Leaves money on the table by undervaluing	More likely to get an offer at or above list price	Likely to sit on the market longer
Buyer may assume something is wrong	Likely to sell quickly	High price tag may deter buyers



PRE-LISTING PREPARATIONS

CLEANING AND SERVICING. We recommend hiring a deep cleaning service before the home comes to market. Short money upfront can go a long way and having your home's mechanical systems serviced now could prevent future issues discovered during a home inspection.

CONSIDER REPAIRS. It never hurts to identify and repair issues ahead of time, such as leaky faucets, drywall repairs, peeling paint, ceiling stains, bathroom caulking, etc. We have a contractor that I can connect you with for any property repairs you want to explore.

KITCHEN AND BATHROOMS. Clear off countertops. Leave your canisters and little else. Maximize the available counter space. These rooms should be gleaming. If unsightly, have the tub re-caulked and remove mineral deposits from the shower walls. Clean the stove, microwave, and refrigerator.

PAINT. Paint goes a long way and is a simple, straightforward way to enhance your home. If needed, investing in paint projects before listing can help cover old blemishes, lighten the appearance of the home, and create higher value perceptions.

LANDSCAPE. The first thing a buyer sees is your front yard; first impressions go a long way and curb appeal matters. Mow the lawn, mulch the beds, plant the flowers, and invest in the exterior appearance of your property.

LESS IS MORE! Less clutter is the best clutter. We want buyers to envision themselves in the space. Less furniture tends to help a room feel larger. Clearing things out now will also make moving a much easier process when your home is sold.

PROFESSIONAL SERVICE PROVIDERS

We have a trusted network of professional service providers who can assist with just about anything you might need - interior or exterior painting, deep cleaning, lawn care, junk removal, minor repairs, staging, and even full-service moving.

No matter the task, we have someone reliable to connect you with who understands the urgency and importance of preparing a home for sale.

Our goal is to make this process as smooth and stress-free as possible, and that starts with having the right resources in place. Let us know how we can help and where you'd like to begin - we'll tackle it together.

SCAN FOR A LIST OF TRUSTED VENDORS

MARKETING TO MAXIMIZE EXPOSURE

At REMAX Results, we pride ourselves on delivering an elevated, property-specific marketing strategy that is curated for each listing to maximize exposure and deliver the highest possible return. In today's digital world, positioning your home in front of the right buyer pool is essential - and that is our top priority.

Every listing benefits from our dedicated in-house marketing team and a comprehensive, tailored approach that goes well beyond the standard. From high-quality photography, to professional video content, print materials and targeted direct mail, to heavily promoted open houses and private events, we ensure your home is showcased with the attention and investment it deserves.

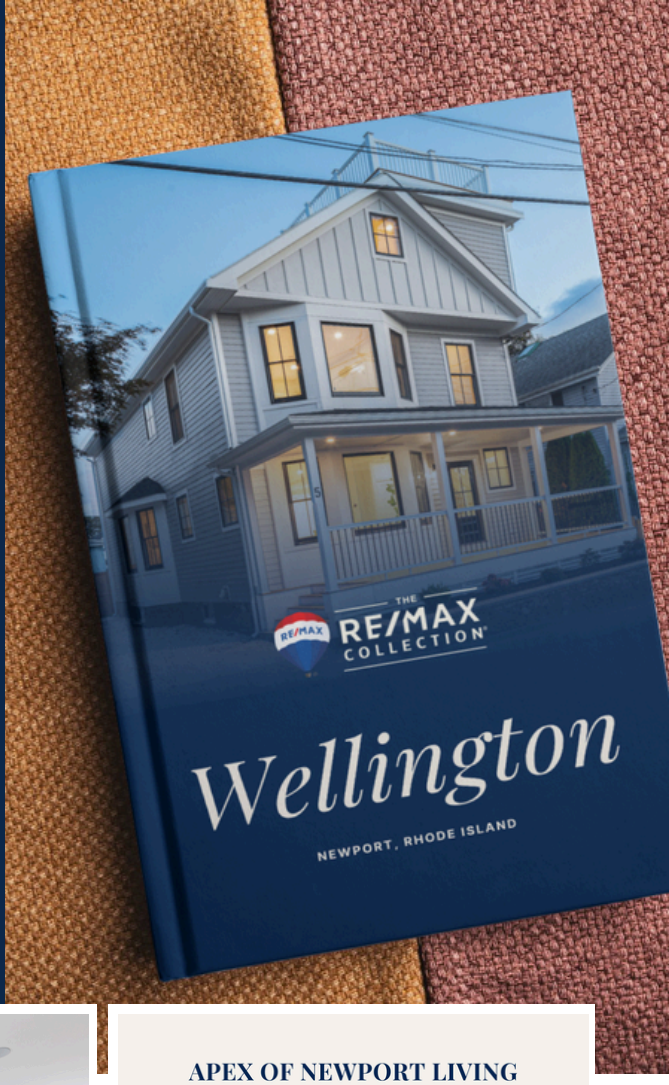
Our goal is establishing digital presence using targeted social media campaigns and online advertising to create meaningful visibility and a sense of urgency that drives competitive interest.

We don't just list homes; we tell their story through thoughtful marketing designed to resonate with qualified buyers.

We work relentlessly for our clients, and our track record of success is a testament to the work we put in. The time, energy, and investment we bring to every listing are unmatched - and we are always focused on delivering exceptional results.

QUALITY CONTENT

Our marketing approach is centered around the story of your home. We believe every property has its own character, and we work to capture that through elevated content and thoughtful presentation. We create high-impact marketing materials that resonate across digital and print platforms. Each campaign is crafted to showcase your home's value, highlight its standout features, and connect with the right audience - both emotionally and visually.























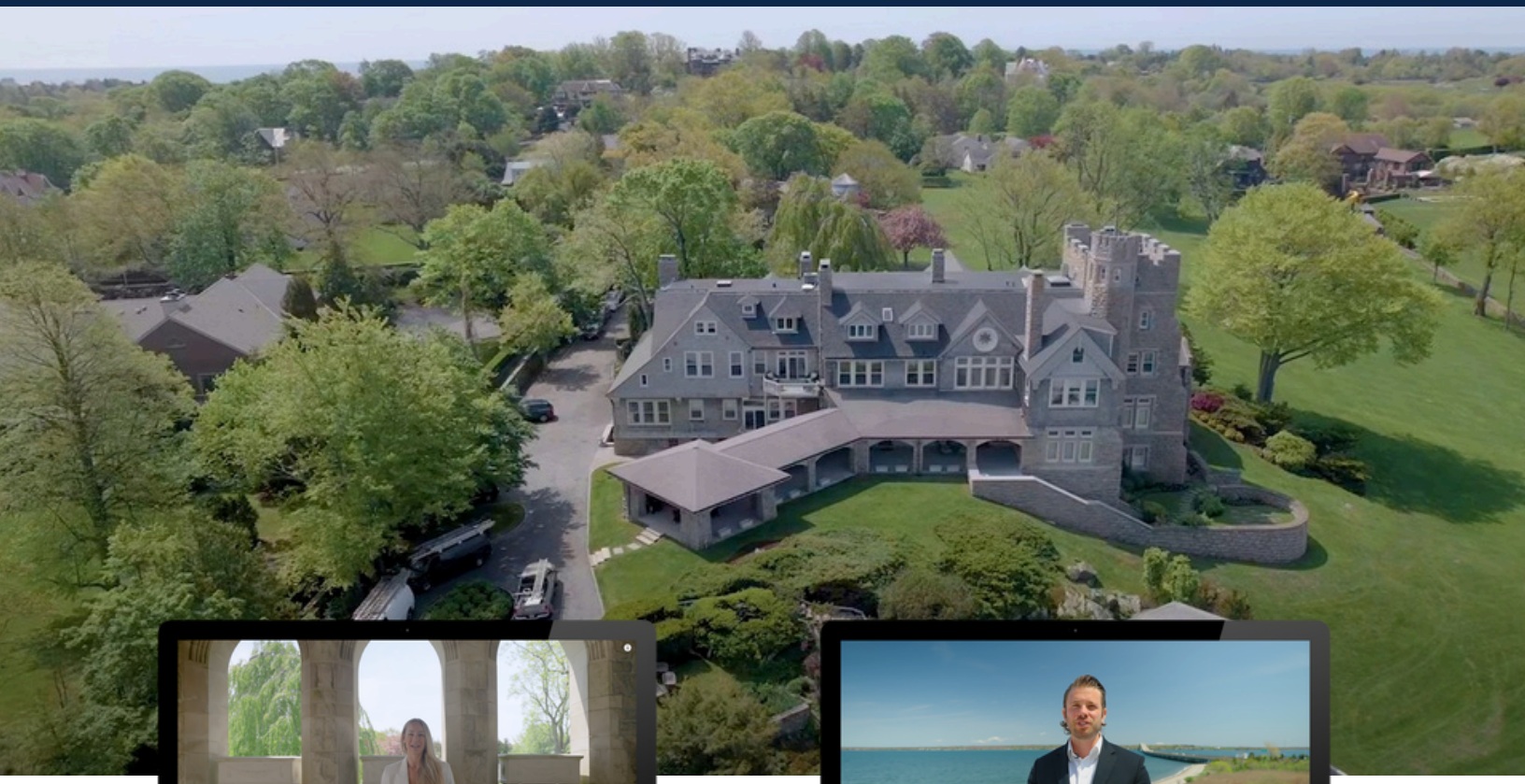






AWARD-WINNING PHOTOGRAPHY
BY PROFESSIONAL PARTNERS

CINEMATIC VIDEOGRAPHY
TELLING YOUR PROPERTY'S STORY







PROPERTY TOURS FOR ONLINE BUYERS PUBLISHED TO YOUTUBE

INVESTMENT IN PROFESSIONAL VIDEO AND HIGH RES CONTENT

PLUS ALL VIDEO IS OPTIMIZED FOR BOTH DESKTOP AND MOBILE VIEWING



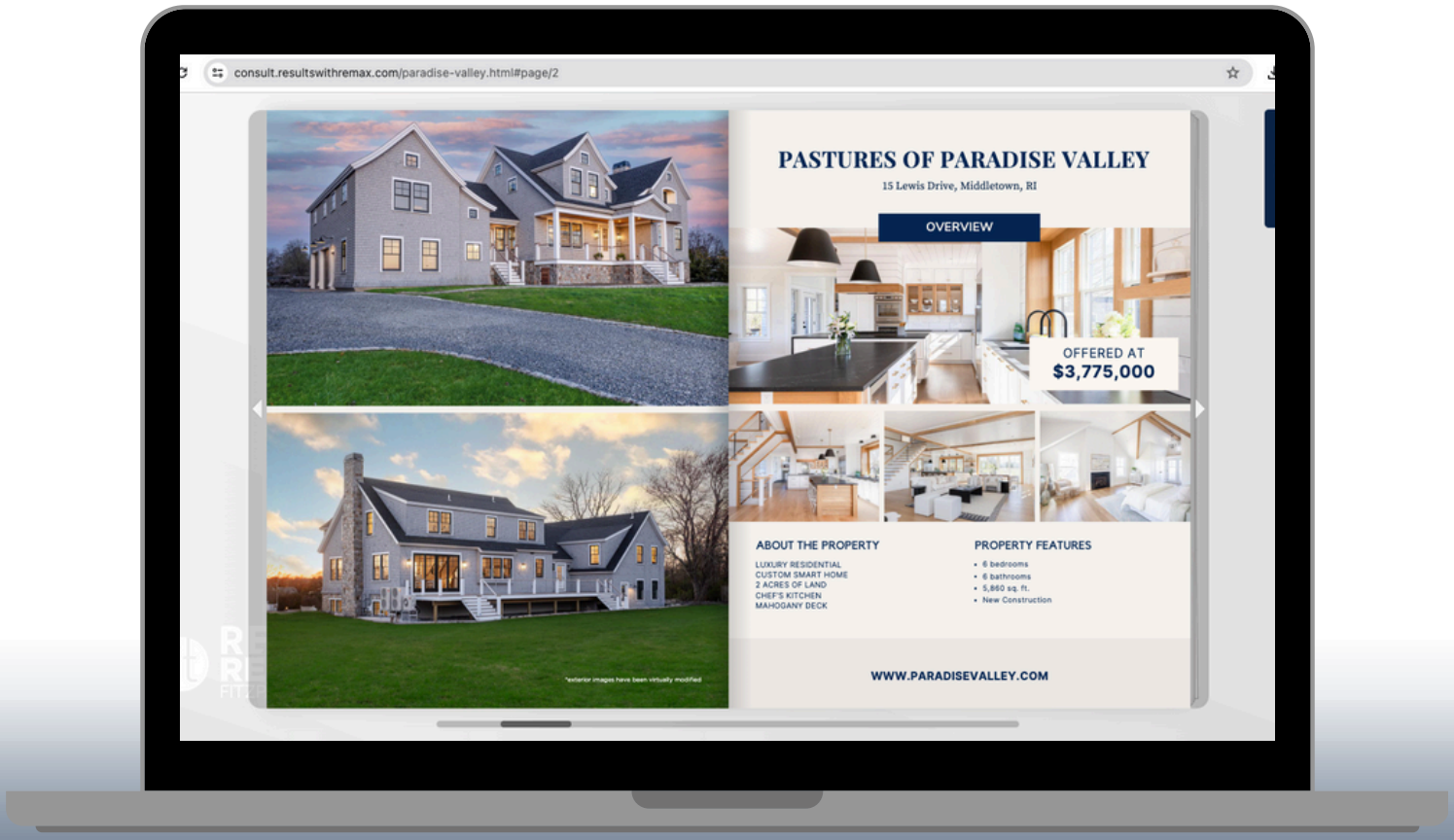
RE/MAX

Backed by the power of the #1 name in real estate, your home benefits from unmatched brand recognition, global reach, and a network of the most trusted agents in the industry.



REMAX.COM: #1 Real Estate Franchisor Site[1]

Over 100 Million Visits



YOUR HOME. EVERYWHERE.

In today's digital world, first impressions are made online. The moment your home is listed with us, it's syndicated across hundreds of real estate platforms - including Zillow, Realtor.com, Redfin, and more - ensuring unmatched visibility to active buyers nationwide.

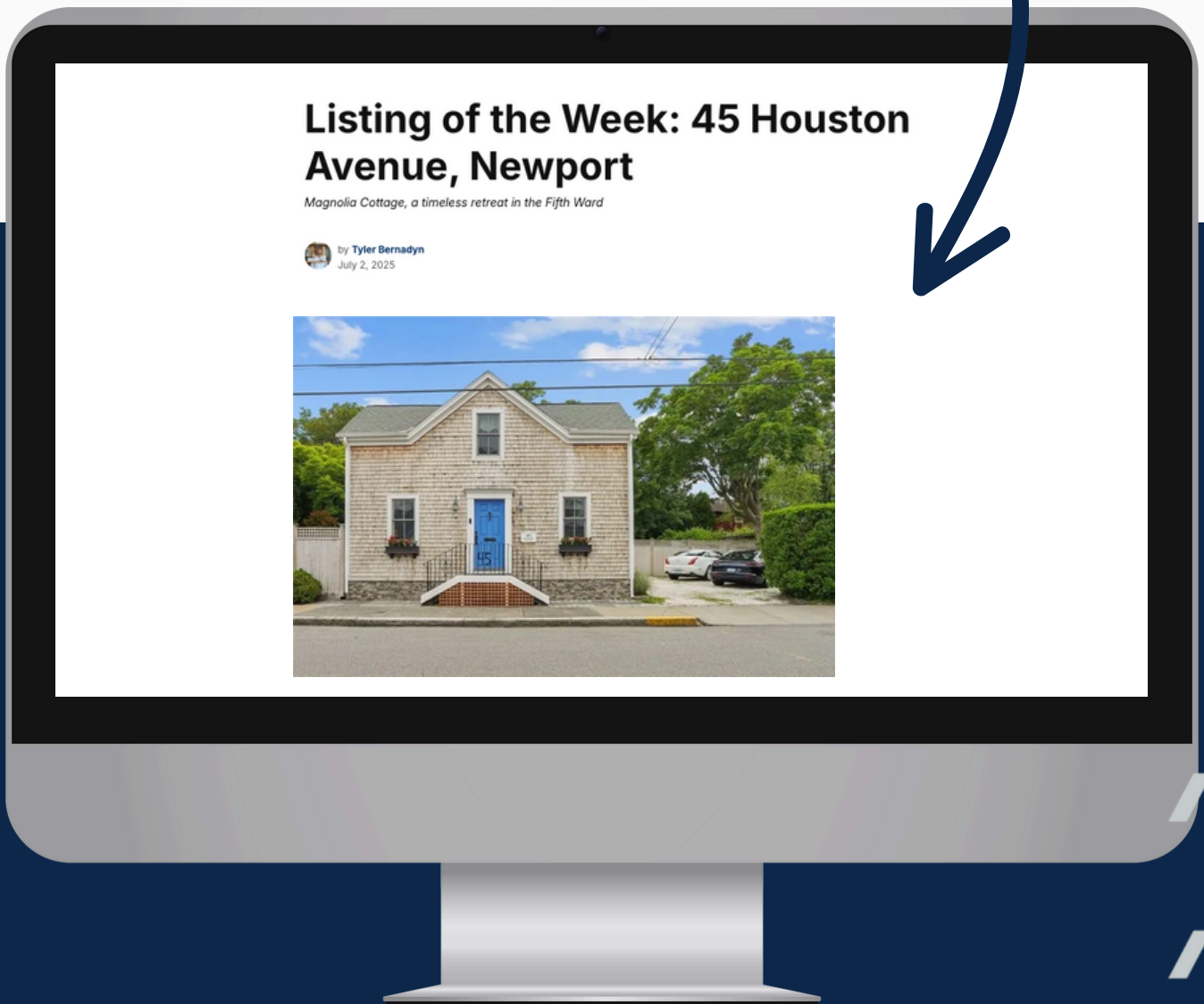
We complement this reach with a refined digital marketing strategy, featuring professional photography, video, social media campaigns, and targeted email outreach. Our goal is to generate interest, spark momentum, and position your home for a successful sale.

GET SEEN. GET SOLD.

As the Real Estate Editor for WhatsUpNewp, you will get unmatched exposure for your listing with over 40,000 local weekend newsletter readers and just as many social media followers.

WUN

WHAT'S UP NEWP



LAUNCHING YOUR HOME
THE LISTING IS NOW LIVE!

We are ready to install the for sale sign, publish your listing on the MLS, and launch a full-scale marketing campaign to create strong early momentum.

This is accomplished by online syndication, direct mail campaigns, social media promotion, email outreach, and targeted contact with buyers and agents.

Our goal is to drive qualified interest from day one. We'll track feedback, monitor activity, and adjust our strategy as needed to stay ahead of the market.

Together, we'll coordinate showings, Open Houses, and ensure your home is positioned properly.

HI NEIGHBOR!
DO YOU KNOW OUR BUYER?

Community involvement plays an important role in the home selling process. Sending a thoughtful neighborhood letter is our way of keeping neighbors informed, extending a courtesy, and fostering a sense of collaboration. By sharing details about upcoming open houses and market activity, we create a positive atmosphere - and may even attract buyers from within the neighborhood itself.



Exciting News on Barton Lane

Hi Neighbors!

I hope this mail finds you well. My name is Tyler Bernadyn. I'm a local real estate broker and co-owner of REMAX Results. My teammate Michelle Aguiar and I are reaching out with some news about an upcoming listing we are representing in your neighborhood.

We will be bringing **11 Barton Lane** to market with an asking price of **$675,000**. To showcase the home, we will be hosting public Open Houses and private showings.

We would love to have you visit the property along with any family, friends, or colleagues who may be interested.

Based on our experience in the area, we anticipate a busy few weeks in the neighborhood. We apologize in advance for any additional traffic and truly appreciate your understanding. If you have any questions or concerns, please do not hesitate to reach out. We take pride in representing this neighborhood with care and respect.

If you'd like to follow the progress of this sale or have any related real estate needs of your own, please feel free to contact me directly at **401-241-1851**.

Thanks again for your time and hospitality. We look forward to meeting you soon!

Warmly,

Tyler Bernadyn & Michelle Aguiar

Associate Broker & Co-Owner, REMAX Results
- #1 REMAX Agent in Rhode Island, 2025
- President, Newport County Board of Realtors
- Best of Newport County winner, *Newport Life Magazine*
- Real Estate Columnist, *WhatsUpNewp*

Direct: 401-241-1851
Email: TylerB@resultswithremax.com
Instagram: @tylerbernadyn

RE/MAX RESULTS



SHOWING EXPECTATIONS

First impressions make a lasting impact, especially when it comes to selling your home.

A clean, well-lit, and comfortably temperate space sets the tone and immediately puts buyers at ease.

Paying attention to small sensory details - like lighting, temperature, scent, and background music - can create an immediate connection and leave a positive, lasting impression.

These thoughtful touches help buyers feel at home the moment they walk in, which can make all the difference.



OPEN HOUSES

For open houses specifically, we don't just ***have*** them, we ***host*** them.

Our open houses are an experience, whether it's a summertime BBQ that turns into a neighborhood block party or a luxury event that reflects the caliber of a high-end listing.

We will work together to discuss the most effective way to host an open house at your home.

We invest in creating a memorable atmosphere and have partnered with local businesses like restaurants, bakeries, florists, and even ice cream trucks to make our events stand out.

This approach means more activity, more foot traffic, more competition, and ultimately, the most exposure for your property.

NAVIGATING AND NEGOTIATING YOUR OFFERS

- **REVIEW.** We'll evaluate all offers based on price, terms, contingencies, and buyer strength.
- **COMMUNICATE.** We'll engage with each agent to understand their flexibility and strengthen our position.
- **ADVISE.** You'll get a clear summary, and our recommendation based on the goals we have discussed.
- **NEGOTIATE.** We'll respond strategically — whether that's countering, requesting best and final, or accepting a qualified bid.
- **CONTRACT TO CLOSING.** We'll guide you through inspections, appraisal, and financing to ensure a smooth path to the closing table.



CLOSING DAY

- **UTILITIES.** Be sure to cancel or transfer services effective on the closing date.
- **MOVE OUT.** The home should be broom-swept clean and free of all personal belongings. We are happy to connect you with a qualified moving company if needed.
- **SIGN PAPERWORK.** You'll sign closing documents, and once the deed is recorded, the sale is official.
- **TRANSFER OF POSSESSION.** We'll provide all keys, garage openers, and access items to the buyer.
- **PROCEEDS.** Funds are typically received via wire transfer or check the same day of the closing.



RELOCATION SUPPORT

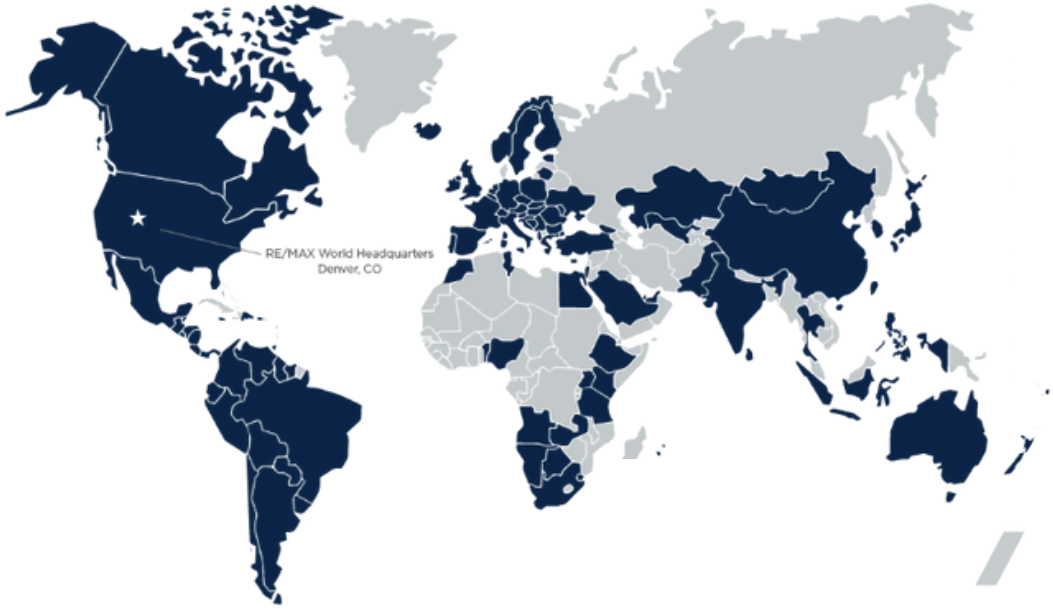
As part of the REMAX global network, we are connected to thousands of top-performing real estate professionals across the world. Whether you're moving across town or across the globe, we can connect you with a trusted agent that we personally know, respect, and trust. Our referral partnerships are strong, and built on real relationships. Wherever life takes you, we have someone great on the other end to help.

THE POWER OF RE/MAX

9,000+
Offices Worldwide
(As of year-end 2023)

140,000+
Agents Worldwide
(As of year-end 2023)

OVER 110
Countries & Territories
(As of year-end 2023)





Thank you for taking the time to learn more about our approach and the value we bring. Choosing the right representation matters, and we don't take that responsibility lightly.

Through strategic marketing, thoughtful positioning, and elevated exposure, you can expect a collaborative approach from start to finish. We pride ourselves on a delivering a exceptional experiences to our clients.

We ensure that every aspect of the process is held to the highest standard. From lenders and title professionals to appraisers and cooperating agents, every detail is managed with care, because your investment deserves nothing less.

When you work with us, you gain a full-service team personally invested in your success, delivering a seamless experience with proven results you can trust.

We're truly grateful for your consideration and look forward to the opportunity to exceed your expectations.



tylerb@resultswithremax.com
401-241-1851

RE/MAX
RESULTS
RHODE ISLAND