

PROPOSAL

**655 Holly Avenue, Jerome, AZ. 86331
401-07-080A & 401-07-080**

Thank you for the opportunity to submit my proposal to list 655 Holly Avenue here in our beloved town of Jerome.

I have been listing and selling property in the entire Verde Valley and Jerome since 1992 (34 years). I sold my first property in Jerome in 1994. This was during a time period when most other Realtors refused to drive up here to show property. Since then I have sold more homes than I can count, some more than once. I specialize in Jerome, live in Jerome and my Brokerage is in Jerome. I am the ONLY brokerage in Jerome. I am a Broker, a CDPE (Certified Distressed Property Expert) and the choice of attorneys who are court ordered to hire a Realtor that is a "Real Estate Special Commissioner" to handle difficult cases such as divorces etc.

Although I am a one person Brokerage with no employees or Agents this is irrelevant as ALL licensed Realtors and Agents in Arizona may show the property and submit an offer through my Brokerage which I will then forward to you for consideration. Marketing, experience and due diligence is the key not the size of the Brokerage.

I have not listed or sold any properties for a specific town/city in Arizona. I have however sold to many corporations.

The last time I had 655 Holly Avenue listed was 2004 when Mrs. Bridget Highfill owned it.

I would like very much to help our town by reducing the total commission to 3.0 percent which I will split if need be to an Agent representing the Buyer. [REDACTED]

[REDACTED]

Attached is a copy of my E&O policy.

I do not have employees therefore I do not possess a Worker's Compensation Insurance document.

References:

1: Nancy and Tracy Weisel. [REDACTED]

Phone [REDACTED]
[REDACTED]

2: Ron and Wendy Irving-Mills. [REDACTED]
[REDACTED]
[REDACTED]

3: Bobbie and Heather Doss. [REDACTED]

4: Monique Marcil. [REDACTED]
[REDACTED]

Over the past 34 years I have been honored and grateful to be chosen by the following Jerome residents to list their homes etc. or sell them property. Here is a partial list.

- 1: Lance & Wendy Schall
- 2: Bret & Erica Jurisin
- 3: Richard Johnson
- 4: Paul Miluski
- 5: Henry & Sybil Melody
- 6: Bobbie & Heather Doss
- 7: Former Jerome Town Manager Randy Russell
- 8: Glen Overgard/Susan Jo Austin
- 9: Roy & Marion Hoyt
- 10: Ron & Ruthie Richie
- 11: Jennifer McDonald
- 12: Mr. Areghini
- 13: Wiltz Family
- 14: Molina Family
- 15: Benjamin Family
- 16: Matheus Family
- 17: Mark Da Fonseca

In addition over the decades and currently many Jerome residents contact me for my advise and or consultations.

I currently have listed Chris Babbage's vacant lots at 000 Diaz Street and Mr. & Ms. Sorrells home located at 203 3rd Street in Jerome.

My listing strategy is: List property for agreed upon price. Place listing in the Arizona Regional Multiple Listing Service MLS (utilizing their forms and also documents from the Sedona Verde Valley Association of Realtors) which also encompasses the Greater Phoenix Metro area and has aprx 40k Agents and Brokers. The listing will also appear in Realtor.com, Zillow and many other platforms. I will also market the property via a platform called "Zip My Flyer" or similar which will email up to 1200 Agents at a time.



Thank you for your consideration in this matter.

Sincerely,



Stephanie Canto, Broker
Creative Property Locators
898 Hampshire Avenue
Jerome, Arizona. 86331
(928) 300-7443
stephanie86331@yahoo.com

Coming Soon!

655 Holly Avenue
Jerome, AZ 86331



Diamond in the rough just waiting for you to love it!



This 1959 1 bedroom, 1,010 square foot Mid Century Railroad-Style architecturally built home where rooms are arranged linearly in a single file—like train cars—without a hallway, flowing from front to back is quaint, charming and has lots of character. Downstairs features an art studio/workshop/storage area to bring out the creative side of you. Included is an additional lot elevated up hill and to the right of the home. Both the home and lot have unobstructed amazing views towards Sedona.

Private one car off street parking. Not eligible as a short-term rental. *MLS to Come * | *Price to Come*



Creative Property Locators

STEPHANIE CANTO

Broker/Owner

(928) 300-7443

Stephanie86331@yahoo.com

 **stewart**
TITLE



If you are currently working with an agent, this is not meant as a solicitation. This information is deemed reliable, but not guaranteed.

Accelerant National Insurance Company

(A Stock Company)

400 Northridge Road, Suite 800

Sandy Springs, GA 30350

**REAL ESTATE PROFESSIONAL
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRX40PL100204-00

Renewal of: New

1. **Named Insured:** Stephanie Canto DBA Creative Property Locators
2. **Address:** 898 Hampshire Ave
Jerome, AZ 86331
3. **Policy Period:** **From: June 28, 2025** **To: June 28, 2026**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.
4. **Limit of Liability:**
 - A. Each **Claim** Limit of Liability **\$ 100,000.00**
 - B. Policy Aggregate Limit of Liability **\$ 300,000.00**
5. **Deductible:** **\$ 2,500.00** Each **Claim**
6. **Policy Premium:** **\$ 428.00**
7. **Retroactive Date:** **June 28, 2025**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – info@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: June 26, 2025

By: _____

Isaac Peck

Authorized Representative