

Excellence...Pure & Simple

“You don’t build it for yourself, what you do is know what people want and build it for them.”

Walt Disney

Seller Booklet

The Moerler Team

Your Personal Real Estate Consultants for Life



**KELLER
WILLIAMS®**
R E A L T Y

340 N. Westlake Blvd. Suite 100
Westlake Village, CA 91362
805-777-7777 or 805-376-2999

Websites: www.TheMoerlerTeam.com • www.TerryMoerler.com

E-Mail: Info@TheMoerlerTeam.com

*The Road to Success is
Paved in Gold when...*

*The Moerler Team
helps you find your way home.*



Excellence in Real Estate Services

Our Team approach is designed to use our combined knowledge, experience and skills to provide the expertise and service our customers and clients deserve. Whether you are a first-time buyer or seller, considering a move to a larger or smaller home, or merely wondering about real estate as an investment, our unique counseling approach will provide a “plan of action” designed especially to help you make prudent real estate decisions. After that, our goal is to ensure a smooth process in the purchase or sale of Real Estate. We view all challenging and difficult situations related to a real estate transaction as opportunities to use our professional skills to find solutions that best achieve the real estate goals of our customers and clients. You can count on The Moerler Team to help you find your way home.

Introducing The Moerler Team

Terry Moerler, ABR, CRP, CRS, SRES, E-Pro Technology Certified

Broker Consultant & Owner / (805) 267-5802 / Terry@TheMoerlerTeam.com



Terry has held a Broker's license for over twenty five years specializing in real estate counseling. Formerly a loan officer and Income Tax Practitioner, Terry has helped over 2,000 families and individuals to meet and/or exceed their real estate goals. Terry's energy, commitment, enthusiasm and keen knowledge of the industry have made her one of the most sought after speakers at real estate conferences and conventions. She donates her speaking honorariums to local charities and has raised over \$50,000. Terry wants to ensure that clients have access to expert real estate services seven days a week.

Terry spends her leisure time traveling with her husband and business partner, Raymond. She is quite proud of her daughter, Marlene, who graduated from Mt. St. Mary's with a BS in Nursing. Marlene started her career as a Pediatric Nurse at UCLA and currently works at Los Robles Hospital in Thousand Oaks. Marlene and her husband, Clinton, have two sons, Jack & Charlie. Terry loves being a "Nana". Terry has been an active Rotarian since 1988 and is involved in many charitable and community organizations. Terry truly believes that "one person can make a difference" and encourages everyone she meets to bring a can of food to their local food bank for the less fortunate.

"Being your Personal Real Estate Consultant is not only my business philosophy, but a life-long commitment to providing you exemplary personalized service beyond your expectations. It is also my philosophy to listen, hear and truly understand your needs, a quality of business conduct that seems to have been forgotten in today's highly automated society."

Kim Woods, Senior Realtor Partner

(805) 267-5806 / Kim-Woods@verizon.net



Kim is a Realtor Partner of The Moerler Team. She supports Terry with the needs of Buyers and Sellers. Kim has spent more than 20 years as a business professional in Corporate America. A true leader, Kim was VP of Sales & Marketing for a major television company, and the driving force behind a team of advertising & marketing professionals. A need to move on to the next challenge drove Kim to follow her passion for Real Estate, where she has further honed her abilities as a skilled negotiator, true marketing professional, and customer service expert...Kim will exceed your expectations 100% of the time. With years of experience of developing ideas and meeting deadlines, Kim expertly helps people get where they want to go.

Kim is married to Mark, and they have lived in the Conejo Valley since 1994. Kim is a wife, a runner, a tennis player, and a sailor here at home in Southern California. Kim has been a Rotarian since 1997, a past president of her club, and now an active member of the Rotary District. Kim is also very passionate about the care and rescue of abandoned and abused dogs....specifically with English Springer Spaniel Rescue America. She and Mark have rescued several English Springer Spaniels.

"I relocated from New York so I know how important it is to get the right information and have the help of a great agent. I will take care of The Moerler Team Clients, just like I was taken care of when I moved here".

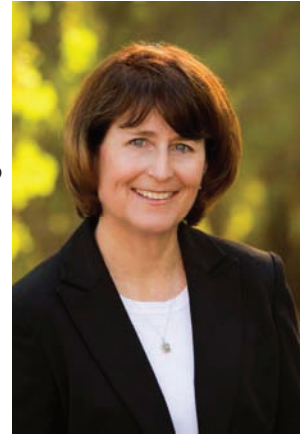
Rona Billman, Showing Partner
(805) 402-1138 / Rona@TheMoerlerTeam.com

Rona has been loving and living Real Estate for over 30 years. She and her husband Rod have been actively buying, leasing and managing commercial and residential properties and helping others do the same as well.

Rona's role on the team is to manage and organize Outside Business Development. She helps buyers, sellers, and investors connect with the Moerler Team. She loves hosting Open Houses, showing property to prospective buyers and investors, and helping others realize their dreams through Real Estate.

She has lived in the Conejo Valley over 21 years and raised a wonderful family. She knows the Conejo Valley and surrounding areas inside and out. Because she was born and raised in the Midwest (Nebraska and Minnesota) and spent 15 years in Southern Florida near Fort Lauderdale, California means something very special to her. She does not take for granted the amazing weather or the scenic beauty that many Natives might and therefore understands the needs of the newly re-located family that is brand new to the area. Rona loves to snow ski, work out at Gold's Gym, and hang out with her family and friends.

"Like the other team members, I am a past client and still live in the home Terry helped me and my family purchase many years ago. I understand and appreciate excellent, honest, reliable service."



Raymond McCarthy, Agent

Business Partner & Owner / (805) 377-9932 / Raymond@TheMoerlerTeam.com

Raymond partners with Lynn Johnson-Kane, Transaction Manager, and together they work closely with our clients attending inspections, escrow signings, plus a host of other activities to successfully complete a transaction.

Raymond's MBA is quite useful when handling the financial needs and services required to operate a high volume real estate team. As a licensed real estate agent and working in every aspect of the operation since 1983, Raymond can "pinch hit" whenever The Team needs him.

His contagious laugh can be heard on the golf course where he'll often be seen with clients who love a challenging round. He loves flying, sailing, and can be found at the gym every morning running the basketball court.

"I pride myself in doing 'whatever it takes' to support Terry and The Team to exceed the expectations of our clients. I especially enjoy getting to know our clients, many of whom have become personal friends over the years."



Lynn Johnson-Kane, Agent, QSC

Licensed Transaction Manager / (805) 267-5807 / Lynn@TheMoerlerTeam.com

Lynn partners with Raymond McCarthy coordinating the detailed process once a transaction goes under contract and the escrow closing process begins. She works closely with clients, lenders, inspectors, escrow companies and cooperating agents. Her attention to detail and genuine concern for our clients ensures that all of our transactions close as smoothly and successfully as possible.

Lynn graduated from California State University, Northridge with her BA in Speech Communication. She loves spending time outdoors with her husband Chris and their two sons.

"As a previous client myself, I remember how special my experience with The Moerler Team was when I bought my first house. I am so happy that I am able to give this same wonderful experience to our clients."



Natalie McKenna, Virtual Assistant
Natalie@TheMoerlerTeam.com

Natalie handles the bookkeeping and financial matters for The Moerler Team from her home in Spokane, Washington. Natalie is a past client and has worked for The Moerler Team since 2000. Moving from Moorpark to her hometown of Spokane did not change her job at all.

Natalie graduated from Gonzaga University with a B.A. in English and Elementary Education. She loves spending time playing with her husband and two young sons, family and friends. She especially likes spending time at their lake cabin in Northern Idaho.

“I have always been amazed at how well Terry takes care of her clients. As a past client, I was thrilled to become part of The Team, and then, to have the opportunity to continue to work with them from a distance. Business trips to California are always something I look forward to!”



Jae Barnum, Virtual Assistant
JB@TheMoerlerTeam.com

Jae B. is a virtual assistant/consultant for the Moerler Team. She coordinates the multiple tasks associated with listing a property, including designing marketing brochures, maintaining the listings on various websites, virtual tours and client mailings. She also fills in with general computer issues, database maintenance, emails, graphic design, and other tasks for the Moerler Team. Jae B. joined the Moerler Team in August 2010 and her responsibilities grow as needs arise.

Jae B. started her consulting business in 1999, the year she had her first child. She wanted to be able to stay home with her children, but was not ready to leave the work force. The solution was to offer database consulting services. Over the years, she has expanded her business to offer brochure design services, website maintenance, computer services, bookkeeping, and many more. Jae B. lives in Rosamond, CA with her husband and four children. She enjoys spending time with her family and constantly learning.

“I have worked with many companies and people over the years. Terry and The Moerler Team are one of my favorite clients. They are caring, upbeat, and very personable. I look forward to a long-term relationship with a quality Team.”





ABOUT KELLER WILLIAMS REALTY

Often, we judge the caliber of people by the company they keep – this is why I would like to tell you a little bit about Keller Williams Realty and my office within the Keller Williams system.

Keller Williams® Realty was founded in Austin, Texas in 1983 with the specific premise that buyers and sellers deserve the best service for their real estate needs. For more than 17 years that founding premise has been a major factor in the continued growth of Keller Williams® across North America. Two visionaries lead Keller Williams® Realty – Gary Keller, founder and Chairman of the Board, and Mo Anderson, Chief Executive Officer.

Because each Keller Williams® Market Center has grown within its respective community, Keller Williams® real estate agents have intimate knowledge of each community's character, mood, and growth potential. Due to the fact that the majority of Keller Williams® Associates live in the communities and neighborhoods they serve, they are eager and capable of tackling unique challenges that families encounter when selecting new homes.

At Keller Williams® Realty, we are Real Estate Consultants. We are not salespeople. What this means is that we build fiduciary relationships with our clients; we promise to represent your best interests!

We are a profit sharing company where associates are in partnership relationships with the owners; this means that everyone at Keller Williams® Realty wants your home to sell because everyone benefits.

The Keller Williams culture is based upon a belief system that is summed up by this acronym: WI4C2TS:

W in-Win	or no deal
I ntegrity	do the right thing
C ommitment	in all things
C ommunication	seek first to understand
C reativity	ideas before results
C ustomers	always come first
T eamwork	together everyone achieves more
T rust	begins with honesty
S uccess	results through people

The Moerler Team “Spirit”

Our Mission

“We believe in Old Fashioned Values: Honesty, Hard Work, Education and Service with Enthusiasm. People are our Business - Real Estate Service is our product!
Our goal is to accomplish **YOUR** goals.”

Our Vision

- ★ To provide outstanding service based on outstanding information systems, technology, and specialization designed to benefit our clients. Excellent systems and teamwork are imperative to outstanding service.
- ★ To help our clients achieve their maximum benefit with their real estate resources.
- ★ To be the leaders as Real Estate Consultants to save our client’s time and protect their resources.
- ★ To commit ourselves to professional development and to share our expertise to contribute to raising the standard of the real estate industry.

Our Values

We believe in the following values that guide everything we do and make it possible for us to achieve our mission and make our vision a reality:

- ★ **INTEGRITY:** To act with conviction and pride, believing in our mission, and to treat each other and those we serve with respect, honesty and truth.
- ★ **CARE:** We dedicate ourselves to meeting our clients on their terms and customizing our service to meet each client’s individual needs.
- ★ **QUALITY:** To exceed our client’s expectations in outstanding personal service, to continuously challenge ourselves to achieve excellence and to creatively explore new and better ways to serve our clients.

“We intend to earn your trust and referral. To be your Real Estate Consultants for life - that is our commitment. It would be our pleasure to serve you.”

Your Real Estate Team for Today & Tomorrow

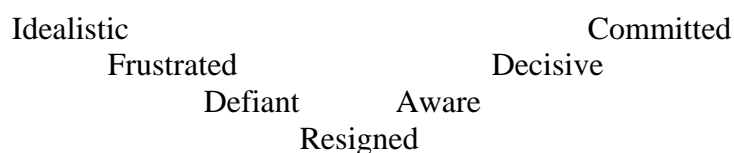
Excellence...Pure & Simple!

What Is A “Real Estate Consultant?”

What Makes Us Different?

A Real Estate Consultant invests the time at the beginning of your relationship determining where you are on the continuum shown below. As your “trusted advisor,” we meet you at the level you are at and offer the guidance and education you need to bring you to the next level (and the next level, etc.) until you are comfortable with being committed to your real estate decisions.

The Consultant Continuum



As your Personal Real Estate Consultant, we optimize your experience with the real estate process by adhering to the following seven principles:

1. We believe every man, woman, and child has dignity; therefore, we consistently demonstrate a deep sense of empathy.
2. We believe that most people feel out of control during the transaction; therefore, we constantly remind ourselves that people are silently asking to be guided in the right direction.
3. We believe communicating with compassion is the greatest way to make an impact; therefore, we communicate with compassion, or we don't communicate at all.
4. We believe the word “service” means to put others ahead of ourselves; therefore, we always keep others at the center of our attention.
5. We believe that success comes to those who have well-defined goals and plans to attain them; therefore, we concentrate on helping people gain focus, so they can take trusted action.
6. We believe every person has a hierarchy of trust within every relationship; therefore, we grow to understand that the highest level of trust is within a deep spiritual base.
7. We believe that the development of positive people skills and a hopeful attitude is necessary to truly serve others; therefore, we have an on-going program of personal and professional development.

Our commitment to you is to “do whatever it takes” to make every facet of your transaction as smooth and comfortable as humanly possible.

Excellence...Pure & Simple!



[PRINT THIS STORY](#) | [E-MAIL THIS STORY](#)

Community Focus: Woman on mission to help feed hungry

Church to honor T.O. broker associate with the 2003 Make a Difference Award

By Alicia Doyle, Correspondent
November 1, 2003

Terry Moerler believes one person can make a difference.

The 54-year-old Thousand Oaks businesswoman proves her philosophy by example as she single-handedly spearheads a canned food drive campaign that has reaped more than \$35,000 for her local food bank in the past several years.

"I get up every day with a feeling of thankfulness for having another day to go out and make a difference," Moerler said. "If everybody got up with that attitude, we'd probably have a better world."

The Westlake Village Church of Religious Science is honoring Moerler with the 2003 Make a Difference Award on Sunday for her extraordinary volunteerism and commitment to service, said the Rev. Sue Rubin, minister at the church. Rubin nominated Moerler for the award "because of her ability to visualize



Karen Quincy Loberg / Star staff

Terry Moerler, a broker associate at RE/MAX Gold Coast Realtors in Thousand Oaks, stands in the 15-foot-long moving truck that her realty clients, local charity groups and churches can use in exchange for cans of food donated to **MANNA Food Bank**.

goals and achieve them, while helping others do the same."

A broker associate for 25 years, Moerler's service at the MANNA Food Bank began soon after she joined the Westlake Sunrise Rotary Club in 1988. Moerler, who is in charge of the club's community service projects, said she liked her role at the food bank but it simply wasn't her passion.

Those feelings changed in the early 1990s when she saw one of her former realty clients walk through the food bank's door. Though he wasn't homeless, the man was jobless and unable to make his dollars stretch through the end of the month to feed his family.

"That's when it became reality to me," said Moerler, who often wondered where, exactly, the food bank's goods



Continued.....

were distributed in Thousand Oaks. "Here we live in this affluent place, but who gets the food? Not the homeless, but the people in need, the people who need a helping hand. It could be me. It could be you."

From that day on, Moerler's passion was collecting canned food -- or dollars to donate to the food bank.

Four years ago, she bought a 15-foot-long moving truck that her realty clients, local charity groups and churches could use in exchange for cans of food. When clients come to her office, Moerler encourages them to bring canned food to fill the basket by her desk. Each year, Moerler hosts several client appreciation events that reap bags of canned food. Asked what she wants for her birthday, Moerler tells people to donate money or canned food to MANNA.

Moerler also takes her philanthropy on the road. When asked to speak a few years ago at a series of real estate seminars throughout the United States, New Zealand and Australia, Moerler agreed and promised to share one good idea for every can of food donated.

"It's Terry's goal to see that no one goes hungry and that she gives back to the community she loves," Rubin said.

For Moerler, satisfaction lies in knowing that one person can make a difference.

"Everybody can donate a can of food," she said. "No matter where I go, if I can get people to buy into my philosophy every day, we wouldn't have hunger."

Rubin will present Moerler with the Make A Difference Award at 1:30 p.m. Sunday at the Westlake Church of

Religious Science, 2649 Townsgate Road, Suite 500. The event also will feature best-selling author Mark Victor Hansen, known for his "Chicken Soup for the Soul" books.

Announcing Terry Moerler's

EASY EXIT LISTING AGREEMENT



What's your biggest fear when you list your home with a real estate agent? It's simple. You worry about being locked into a lengthy listing agreement with a less than competent real estate agent, costing your home valuable time and exposure on the market.

Well, worry no more. Terry Moerler takes the risk and the fear out of listing your home with a real estate agent. How? Through her EASY EXIT Listing Agreement.

When you list your home through Terry's EASY EXIT Listing Agreement, you can cancel your listing with her at any time. No hassles. It's easy.

- ◆ **You can cancel your listing anytime**
- ◆ **You can relax, knowing you won't be locked into a lengthy or binding contract**
- ◆ **Enjoy the caliber of service confident enough to make this offer to you**

Terry has strong opinions about real estate service. She believes that if you are unhappy with the service you receive, you should have the power to fire your agent.

It takes a strong belief in the quality of one's service to make this kind of stand, but Terry never settles for less than the highest standards from herself and her staff of real estate professionals. She is confident you will be happy with her service and results. That's the simple truth.

Terry always stands behind her service because she believes you deserve "Excellence... Pure and Simple." Call her today to find out more about how her unique service can make all the difference in your home sale.



(805) 267-5802

Terry@TheMoerlerTeam.com



Excellence... Pure & Simple

Terry Moerler Takes The Risk Out Of Listing Your Home With An Agent!

Know That You Have Four Options As A Home Seller

1. **Do Nothing Right Now**
2. **Sell Your Home On Your Own**
3. **Use a Conventional (Transactional) Salesperson**
4. **Partner with Terry Moerler and *The Moerler Team*, Real Estate Consultants (Advisors) Who Work By *Referral Only*®**

Activity	Conventional Salesperson	<i>By Referral Only</i>® Real Estate Advisors
Initial Interview	They spend a lot of time talking about themselves, their company and their marketing plan.	<i>The Moerler Team</i> spends more time educating you and identifying your needs and wants.
Information and Advice	Information and advice is limited. They're more interested in just listing your home.	Written information is supplied in detail so that more time is spent focusing on your needs.
Pricing Your Home To Get Top Dollar	The importance of pricing is understated. They supply very little or no market data to support the value of your home.	The importance of pricing is highlighted. You are supplied with detailed market data so you can pick the right price.
When Your Home Is On The Market	They waste precious time and threaten the potential equity in your home by marketing your home to the "wrong buyers."	<i>The Moerler Team</i> focuses their time and energies marketing your home to the "right buyers" so you can get top dollar for your home.
Negotiating An Offer	These agents negotiate an offer on your home so that they can "Get A Deal."	<i>The Moerler Team</i> negotiates solely on your behalf to protect your interests and investment.
"After Sale" Service	After Sale what? Get the commission check and they're off to search for the next deal.	<i>The Moerler Team</i> feels that the relationship does not end and offers you ongoing support and information.
Getting New Business	They spend their time looking for new business by: placing ads, telephone cold calls and doing public open houses.	<i>The Moerler Team</i> is dedicated to servicing you at such a high level that they can depend on your referrals from family, friends and associates!

Excellence...Pure & Simple!

How do you tell the BEST from the Rest?

As a *By Referral Only*® Real Estate Consultant, we are members of the Real Estate Marketing University. As such, we are involved in continuing education to enhance our real estate practice and service our clients better. Since our business is *By Referral Only*®, it is of the utmost importance that we give you the very best, world-class service possible. Our hope is that by providing this level of service you will feel extremely comfortable in referring us to people you know who may be interested in buying or selling a home, knowing that we will take care of them in the same world-class manner that you experienced.



Excellence...Pure & Simple!

What You Can Expect from *The Moerler Team*

With over 2000 homes sold, *The Moerler Team* has the experience to make your next move flawless.

You Can Expect:

Superior Service from *The Moerler Team*

Several members, along with Terry who are dedicated to handling every detail from listing to closing. This allows Terry to focus their efforts on effectively marketing and selling your home.

You Can Expect:

Immediate Maximum Market Exposure

- Clean, attractive signage
- A professional color flyer of your home
- An outside flyer box
- Weekly newspaper advertising
- Internet Presence on several sites
- Virtual Tour
- 24/7 house information HOTLINE

You Can Expect:

Immediate Maximum Communication

- UPDATES sent to you weekly, that will inform you about the present status of marketing activity, in particular, what is selling and for how much.
- Progress REPORTS sent to you approximately every 30 days summarizing the marketing activity on your home.
- WEEKLY CONTACT by a Team member to inform you of anything that would be pertinent to selling your home, and to ask if you need any additional service.
- MONTHLY MEETING with Terry to evaluate any market changes.

Excellence...Pure & Simple!

The Role of a Real Estate Agent in Pricing

- ◆ There is no “exact price” for real estate
- ◆ We don’t tell you what we think your home is “worth”
- ◆ The Market determines value...together we determine price
- ◆ We will show you a range of prices being paid for homes in your area
- ◆ You determine the price based on the factors you control
 1. Market Time
 2. Financing Alternatives Provided
 3. Condition of the Property
 4. Exposure Methods



Excellence...Pure & Simple!

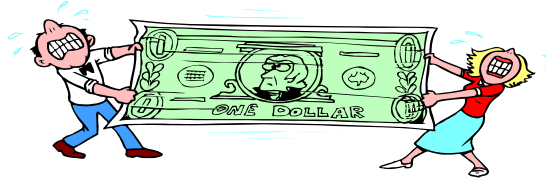
The Real Value of Your Home is Based on Facts

A good REALTOR will show you the facts regarding the price your home will sell for. The most revealing fact is the prices buyers have been willing to pay for homes similar to yours. These are called comparable sales and are available to every REALTOR in our area.



Don't select your Realtor based on the price they say your home will sell for. Remember, the Realtor you choose isn't planning on **BUYING** your home; your Realtor is responsible for **SELLING** your home.

Unfortunately, a homeowner will often select the Realtor who quotes the highest price. Sometimes, a Realtor who understands this will tell a seller an inflated price just to get the listing.



Unfortunately, the realtor who is willing to list your house at the highest price is the least likely to get your home sold for top dollar.

A Realtor who knowingly takes an overpriced listing usually plans to start "working on you" immediately to get a series of deep price cuts. The problem, besides your frustration and feelings of betrayal, is that all the other Realtors quickly decide your home is an "over priced turkey" and won't even consider showing it. You have to cut your price well below fair market value to get the Realtors to think of it as a good value! The result is it takes longer to sell and you get less money.



The secret to getting the most money and the quickest sale with the fewest problems is to price your home properly. The facts are available and they are clear and convincing. The best way to select a Realtor is to find the person with the best strategy for marketing your home.

Excellence...Pure & Simple!

How Does *The Moerler Team* Find a Buyer for Your Home?

The Moerler Team begins by assisting you to correctly price your home with comprehensive market analysis and to “stage” your home to enhance appeal. Then, we take the following steps to actively market your home:

- Market to past clients, referrals from past clients—nearly 25 years of them
- Search our match-maker database for buyers for your home
- Direct mail and e-mail to agents in the Conejo Valley, San Fernando & Camarillo
- Direct mail to neighbors announcing your listing
- Target and direct mail to the most likely group of buyers for your home
- Cross market with other listings
- *The Moerler Team* responds to inquiries about your home from weekly advertising, the flyer box, our 24 hour Real Estate Hotline and the internet.

In addition to all of the above, we follow up on every showing with the anticipation of learning ways to improve the marketability and sale of your home.

The Moerler Team will leave no stone unturned.



Excellence...Pure & Simple!

The Moerler Team

Results Speak for Themselves

4388 Robinwood Lane	326 Green Moor Pl.	28862 Conejo View Dr.		
1116 Amberton	670 Warwick Ave.	3974 Avenida Verano	515 Periwinkle Court	2691 Lakewood Place
11993 River Grove Ct.	2104 Glenhollow Street	1105 Monte Sereno	5509 Via Mira Flores	1030 Drexel Circle
388-C Country Club	3767 Fountain St.	5173 Via Capote	4200 Beaucroft Ct.	3393 Michael Drive
360 Blake Ridge Ct.	15621 Harte Lane	5827 Stonecrest Dr.	382 Aristotle St.	202 High Meadow
2009 Yellowthroat Pl.	1408 Geyser Ct.	1488 Sappenwood Ave.	1351 Bluesaid Circle	1356 Ashton Park Ln.
110 Whitworth St.	2811 Amber Wood Pl.	1218 Westlake Blvd #E	32106 Beachfront Ln.	647 Camino Verde
3655 Zenith Ave.	15327 Braun Ct.	5438 Fieldcrest Dr.	682 Warwick Ave.	3176 Heatherglow
3286 Crossland St.	595 Clearwater Creek	704 Ruth Dr.	1007 Camino Magenta	1344 Allesandro Dr.
743 Via Marquesa	1684 Gold Dust Ct.	1898 Roadrunner Ave.	193 Via Lara	4685 Via Del Rancho
225 Longfellow	1380 Oak Trail St.	2174 Flintridge Ct.	2995 Michael Dr.	4032 Weeping Willow Dr.
1395 Sheffield	4575 Club View Dr.	1791 Pope Ave.	4935 Paseo Montelena	6605 Santa Rosa Rd.
325 Vista Del Mar	2339 Heatherbank Ct.	2479 Invar Ct.	1423 North View Dr.	534 Knollview Ln.
2679 San Miguel	1700 Blue Canyon	216 Sycamore Ridge	730 Via Colinas	1230 S. Westlake Blvd. #G
2775 Autumn Ridge Dr.	510 Ulverson St.	707 Paseo De Leon	3711 Summershore Ln.	4500 Belham Ct.
1165 Stonewall Circle	4385 Woodglen Dr.	732 Calle Las Colinas	1158 B. Westlake Blvd.	835 Capitan St.
3100 White Cedar Pl.	4390 N. Ahstree St.	405 Bedford Pl.	19221 Village 19	777 Via Colinas
247 Green Heath	12007 River Grove	6854 Poppyview Dr.	5729 Tenneyson Dr.	4018 Stoneriver Ct.
5472 Westview Ct.	2100 James Ct.	13480 Laurelhurst Rd.	1004 Mountain Oak	12059 Palmer Dr.
11864 San Felice Ct.	5805 Oak Bend Lane	189 Jamison Ct.	5960 Maidu Ct.	6509 Stoney View Ln.
3415 Crossland St.	510 Ave de la Flores	28820 Conejo View Dr.	11604 Sagewood Dr.	2465 Gillingham Circle
4655 Tam O' Shanter	2860 Regina Ave.	828 Lake Sherwood Dr.	2121 Via Rebecca	2204 Hillsbury Rd.
878 Linden Circle	4965 Via Andrea	2076 Hood Dr.	515 Havenside Ave	11694 Quailcreek Ct
13957 Christian Barrett	13205 Peach Hill	3276 Independence Ct.	14490 Shawnee St.	

We help more

Excellence...Pure & Simple!

Buyers and Sellers

The Moerler Team

Results Speak for Themselves

212 Pepper Rd.	174 Odebolt	30973 Lexington Wy	452 Los Vientos	
7812 Glider Ct.	6433 Corte Campina	1395 Feather Hill Ct.	1729 Butterfly Ct.	3181 White Cedar
2438 Pleasant Way	4704 Via Don Luis	594 Rustic Hills Dr.	5903 Careybrook	256 Via Colinas
169 Concerto Dr.	1620 Blue Canyon St.	2270 McCrea Rd.	8 Faculty Ct.	2181 Brookfield Dr.
835 Capitan St.	2172 Bennington Ct.	1575 Larkfield Ave.	621 Los Vientos	2201 Sonoma Ct.
1659 Calle Zafiro	2237 Glastonbury Rd.	4388 Central Ave.	1747 Summercloud Dr.	740 Blue Oak Ave.
29301 Whitingham Ct.	23 N. Via Los Altos	12 Nadine Ct.	3591 Castano Dr.	5472 Westview Ct.
277 Green Lea Pl.	11857 Barletta Pl.	3024 Sunflower St.	1655 Calle Diamonte	464 Walter Ave.
718 Calle Corta	3069 Palo Verde Cir	1688 Glider Ct.	4524 Beaconsfield Ct.	3198 Big Sky Dr.
1108 Calle Elaina	1246 Via Montoya	664 Camino Del Sol	6604 Bernal St.	158 Via Colinas
5757 Terra Bella	1605 Amador Lane	1775 Corte Jublio	11630 Charisma Ct.	1530 Redwood Cir.
1625 Berkshire	618 Roosevelt Court	99 Smoke Tree Ave.	2188 Malton	1423 North View Dr.
118 Corinne Dr.	28541 Conejo View	825 Warwick Ave.	4170 N. Cedarpine	1191 Calle Contento
5197 Pesto Way	3243 Sunburst Pl.	653 Via Colinas	5832 Ridgebrook Dr.	4270 Via Encanto
3634 San Vincente	2763 Velarde	5947 Paseo Encantada	3969 Corte Cancion	4217 Arrowhead Cir.
1137 Via Colinas	790 Hartglen Ave.	1168 Landsburn Cir.	1635 Calle Diamonte	8 Faculty Ct.
1084 Quasar Ct.	5624 Las Virgenes Rd.	523 Ave del Platino	3085 Ranger Ct.	128 Park Hill Rd.
996 Winfield St.	1777 Saint Andrews Pl.	200 Cedar Heights	581 Houston Dr.	783 Spring Canyon
3037 Shadow Hill Cir.	1300 Lynnmere Dr.	1347 Corte de Primavera	2209 Via Del Suelo	28535 Conejo View
2924 Canna St.	5704 Skyview Way	3044 Shadow Hill Cir.	256 Via Colinas	3154 Clarita Ct.
1015 St. Charles Pl.	105 Park Hill Rd.	189 Jamison Ct.	598 Hodencamp Rd.	228 Maple Rd.
6728 Sandalwood Dr.	13749 Gunsmoke Rd.	31505 Lindero Canyon	2209 Via Del Suelo	1640 Springhaven
1833 Rock Spring	1798 Aleppo Ct.	2160 Bennington Ct.	773 Calle Punta	5931 Broken Arrow
6042 Malton Ave.	1137 Calle Elaina	2171 Wetstone Dr.	1807 Red Robin Pl.	5351 Argos St.
1418 Northwood Pk.	3609 Lesser Dr.	202 Ironwood Ct.	2451 Springbrook St.	759 Fowler Ave.
2629 Dorado Ct.	1030 Chalet Cr.	1504 Applefield St.	1533 Eucalyptus Cr.	155 Laurel Ridge Ln.
359 Medea Creek Ln.	768 Warrendale Ave.	4018 Stoneriver Ct.	30852 Catarina Dr.	143 Timber Rd.
1687 Nutcracker Ct.	2658 A,B,C,D Phipps	206 Via Colinas	15599 Borges	5718 Willowtree
228 Maple Rd.	952 Bright Star Cr.	412 Country Club #B	3296 Casino Dr.	417 E. Gainsborough
1563 Feather Ave.	4638 Tam O'Shanter	3940 Verde Vista	675 Racquet Club Ln.	1621 Shadow Oaks
4085 Summershade Ln.	426 Country Club Dr.	438 Raindance St.	3118 Espana Ln.	1395 Feather Hill
2894 Rikkard Dr.	2049 Yellowthroat Pl.	646 Ave de la Plata	724 Blue Oak Ave.	144 Macademia Ln.
4059 Stoneriver Ct.	559 Spyglass Ln.	12431 Hillside Dr.	2925 Rikkard Dr.	3196 La Casa Ct.
5228 Via Patricia	309 N. Bernadine	4705 Via Don Luis	612 Valley Oak Lane	479 Appletree Ave.
1929 Nowak Ave.	1855 Ave. de las Flores	4897 Floresta Ct.	366 Ave. de Royale	3361 Coastal Oak
1845 Galway Ln.	2479 Invar Ct.	4685 Via Del Rancho	878 Congressional	2692 Rudolph Dr.
67 McAfee Ct.	259 Bethany Ct.	644 Camino de la Luz	5513 South Rim St.	598 Lotus
6207 Paseo Encantada	2960 Helen Ct.	3188 Versaille Ct.	5704 Skyview Way	1618 Bowcliff
3321 Prairie Ct.	1031 St. Charles Pl.	275 Green Lea	253 St. Croix	32638 Bowman Knoll
5727 Ingram Pl	4991 Barbados	11450 Gentle wood	196 St. Thomas	103 Thames St.
609 Amador Ln.	755 Bluegrass	355 Jeremiah	4546 N. Isle Royale	4085 Summershade

*We help more Buyers and Sellers per year
then most agents do in their career!*

Excellence...Pure & Simple!

The Moerler Team

Results Speak for Themselves

613 Roosevelt Ct.	2214 Windbrook Ct.	2311 Silver Spring	108 Ave. de Los Arboles	
1081 Thistlegate	5666 Winside St.	3011 Chancery Pl.	4545 N. Isle Royale	4085 Summershade
1116 Roxbury	32470 Timberridge	174 Odelbolt	4802 Promenade St	105 Park Hill Rd.
1875 Fox Springs	2347 Laurelwood	3031 Charlotte St.	1703 Amarelle St.	6854 Poppyview Dr.
38 Telon Ct.	2756 Borchard Rd.	3905 Patrick Henry	2551 Renata Ct.	1137 Calle Elaina
12065 Havencrest	463 Arbor Lane Ct.	444 Via de la Luz	12229 Cherry Grove	707 Clear Haven
686 Oak Tree Ct.	359 Westlake Vista Ln.	326 Green Moor Pl.	646 Avenida del Platina	2492 Rikkard Dr.
12 Nadine Ct.	31554 Agoura Rd.	526 Fargo St.	3233 Rickey Ct.	11857 Barletta Pl.
510 W. Ave. de Las Flores	108 Ave. de Los Arboles	537 Windswept Pl.	4545 N. Isle Royale	12404 Willow Hill Dr.
1628 Cross Bridge Pl.	1176 Walnut Grove	3037 Shadow Hill	740 Blue Oak Ave.	1619 Fox Springs
1648 Lynmere	1774 Blossom Ct.	1142 Westcreek Ln	2958 Sapra	1566 Wakefield
3118 Espana	2291 Moss Ct.	2894 Rikkard	2474 Pleasant Way	1851 Fox Springs
2894 Rikkard	69 Donald	232 Green Lea Pl.	1224 Comstock	265 Greenheath
1625 Glider Ct.	3198 Big Sky	3107 La Casa	4563 Fern Valley	1875 Fox Springs
1668 Calle de Oro	3870 Lesser	2587 La Paloma	614 Calle Mirador	734 Brossard
1453 Cheswick	2091 Rockdale	50 Maegan Pl.	1884 Seabreeze	1757 Royal St. George
3946 Coronado	15462 Doris	752 Calle Mandarinas	647 Camino Verde	1464 Uppingham
1853 Ave de las Flore	2462 Pleasant Way	608 Hollyburne	1090 La Grange	2160 Bennington
567 Oak Tree	1043 Waverly Heights	1088 Mountain Oak	1883 La Granada	1838 Day Lily
3497 Farrell	2889 Rikkard	2178 La Granada	32638 Bowman Knoll	6010 Nelda
525 Winncastle	4505 Calle Argolla	2483 Chaucer	2438 Pleasant Way	277 Virgo Ct.
4638 Tam O'Shanter	14962 Reedley St.	1845 Brush Oak	314 Cherry Hills	4027 Colonett
1782 Brooksfall Ct.	3436 Hill Canyon	1427 Lamont	173 Pebble Beach	53 Sidlee
4352 Camino de la Rosa	598 Lotus	212 Pepper	1272 Calle las Casas	1198 Monte Sereno
952 Bright Star Cir.	1116 Corte Barroso	3397 Indian Mesa	5420 Wembly	13052 Rancho Vista
157 Odebolt	1807 Ave. de Las Flores	11253 Bencreek	2753 Stone Cutter	386 Country Club Dr.
1089 Whitecliff	2098 Hood	2297 Montrose	2098 Hood	1434 El Cerito
1913 Stonegate	912 Silver Cloud	354 Cherry Hills	4948 Barbados	878 Congressional
1223 Ramona	539 Grass Valley	4284 Par Five	932 Remmington	665 Cartpath
1351 Bluesail	1450 Torrey Pines	159 Green Meadow	1057 Windmill	870 Calle Compo
240 Hill Ranch	493 Raindance	4657 Calle Norte	1383 La Jolla	4069 Schuykill
868 Cayo Grande	1584 Live Oak	628 Cross Bridge	641 Camino De La Luz	2609 Elmira
825 Warwick	430 Canyon Crest	2629 Velarde	1142 Greenfield	142 Donald
2846 Rikkard	1846 Cannes	2563 Littlefield	11143 Broadview	798 Brightstar
1692 Sun Oak	1757 Royal St. George	5291 Colodny #19	4057 Liberty Canyon	1283 Ramona
1081 Monte Sereno	198 Regal Oak	4049 Liberty Canyon	2403 Kimberly	2148 Palos Ct.
648 Sedgeworth	2408 Northpark	160 Barranca Pl.	66 Faculty	3025 E. Hillcrest Dr.
268 Green Lea Pl.	200 Poplar Crest	1643 Sweet Briar Pl.	203 Green Heath	2632 Wordsworth
760 Kenmore Circle	4805 Via Cupertino	11604 Sagewood	11504 Sagewood	724 Blue Oak Ln.
5140 Via Calderon	3160 Holloway	194 Regal Oak	1809 Rock Springs	1355 Corte de Primavera
238 Dickenson	1720 Crooked Trail	30416 Passageway	2211 Greenpark	3300 Holly Grove

*We help more Buyers and Sellers per year
then most agents do in their career!*

Excellence...Pure & Simple!

More reasons you should choose *The Moerler Team*

Results Speak For Themselves

2838 Irongate	1209 Calle Pecos	1714 Blossom Ct.	438 Canyon Crest	1002 Cherry Creek Cr
5124 Ladera Vista	2438 Pleasant Way	2381 Gillingham Cr.	4687 Club View	4380 Clearwood Rd.
675 Racquet Club Ln.	296 Marjori	243 Beech Rd.	1082 Elfstone Ct.	1471 Valley High
6813 Pala Mesa Dr.	2217 Wetstone Dr.	13559 Laurelhurst	5700 Green Meadow	10489 Summer View
338 Cherry Hills	4520 Golf Course	1359 Oak Trail	439 Braxfield Ct.	1029 Sunset Oak Cr.
648 Lynnmere	12788 Summer St.	1250 Hidden Springs	297 Greenmoor	6380 Twins Springs
4546 Isle Royale St.	212 Erten	3039 Ave de Los Arboles	57 McAfee	2984 Elmwood
3801 Calle Linda Vista	621 Los Vientos	3 Ave. de Las Flores	574 Via Colinas	877 Calle Pensamiento
3977 Sunsetridge Rd.	4782 Gondola Dr.	2372 Parkway	1389 Ramona	12229 Cherry Grove
2985 Wauneta St.	2166 Sirius	164 Via Colinas	704 Ruth Dr.	268 Elmira
6109 E. Vera St.	223 Lupe	3264 Valewood	2768 Atherwood	2939 Firwood
4370 Wildwest	6549 W. Woodcrest	3040 Espana	2582 Palmwood Cr	802 Springwood
3541 Baxter	2254 Kelmscott	137 Donald	3121 E. Hillcrest	12411 Willow Spring
3549 Hawkeye Pl.	3634 San Vincente	971 Via Colinas	5708 Freebird Lane	1088 Mountain Oak
276 Walter	3969 Corte Cancion	1448 Norwich	2551 Renata Court	1777 St. Andrews Pl.
2212 Dawn Ct.	243 Clevenger	2426 Pleasant Way	655 Ivywood	490 Serento Circle
959 Eaglesnest	256 Lynn Oaks	1701 Bonanza	11504 Country Club	868 Cayo Grande
3541 Baxter	588 Via Colinas	266 Cherry Hills Ct.	15462 Doris Ct.	56 Maegan Pl. #6
2334 Goldsmith Ave.	932 Oakmound	1692 Sunoak Pl.	276 E. Gainsborough	565 Aqueduct Ct.
732 Via Colinas	2129 McCrea	3031 Charlotte	950 Misty Canyon	259 Bethany Ct.
1805 Orinda	263 Brook Rd.	141 Giant Oak	2071 Montrose	4057 Liberty Canyon
3072 Delacodo	3233 Rikkard Ct.	2148 Palos	2856 E. Las Posadas	1447 Calle Yucca
198 Regal	297 Marjorie	3381 Corning	203 Green Heath	426 McKnight
866 Deer Willow	4803 Via Cupertino	3614 Cambria Court	2211 Greenpark	160 Barranca
5609 Roundtree	257 Estancia	268 Green Lea Pl.	32025 Waterside Lane	2679 Capella Way
2851 Marjorca	2225 E. Calle Riscoso	1735 Fisk Ct.	700 Oak Shadow View	623 White Oak
136 Hope Road	3504 Radcliffe	697 Kenwood	609 Via Colinas	5663 Tanner Ridge
1125 Canyon Crest	2721 Capella Way	3801 Calle Linda Vista	13672 Bear Valley	4006 Santa Monica
3294 Crossland	29310 Oakpath	3198 Toulouse	716 Toulumme	420 Maidstone
1029 Sunset Oak Cr	11806 Barranca	1304 Uppingham	1453 Ramona	357 Greenway
718 Azalea	2664 Regina	4530 Beaconsfield	1511 Susan	2226 Highgate
918 Rancho	3451 Louis	1464 Uppingham	5709 Willowtree	1141 Canyon Crest
1474 Calle Fidelidad	601 Valley Oak	69 Donald	908 Blue Spring	3974 Corte Cancion
5663 Tanner Ridge	5 Cindy	1407 Ramona	3430 Indian Ridge	3928 Greenwood
598 Hodencamp	12788 Summer St.	1939 Rosewood	2837 Regina	5851 Wheelhouse
770 Via Colinas	1851 Fox Springs	2784 Autumn Ridge	851 Jenny	4951 Lazio Way
1683 Skyridge	4367 Ave. Prado	30390 Rainbow View	3040 Espana	196 St. Thomas
2876 Sandhurst	661 Brademas	6687 Sandalwood	1033 Via Colinas	684 Poppyview
102 Cly Ct.	30484 Passageway Ct.	373 Cherry Hills	2076 Montrose	

*We help more Buyers and Sellers per year
than most agents do in their career!*

Excellence...Pure & Simple!

More reasons you should choose *The Moerler Team*

Results Speak For Themselves

2930 Rikkard	2915 Keats	3634 San Vincente	5645 Tanner Ridge	2638 Wordsworth
25 Sparrow Hawk	448 Bethany	15572 Doris	4905 Santo	225 Longfellow
1300 Lynnmere	1343 El Monte	653 Via Colinas	359 Medea Creek	2111 Bennington
1321 Hendrix	127 McAfee	1743 Butterfly	361 Spindlewood	589 Artisan
984 Cedarcliff Ct.	1643 Valley High	516 Phlox	11608 Blossomwood	2619 Oak Valley
1 Venus	1883 La Granada	4238 Heatherdale	2875 Instone	3327 Allegheny
3930 Crownhaven	3116 La Casa	943 Calle Yucca	735 Cranmont	1119 Amberton
569 Timberwood	1611 N. Chilco	3627 Spanish Gate	539 American Oak	292 Trailside
3631 Summershore	3832 Lesser Dr.	833 Ballina	124 Venado	4951 Lazio
25 Sparrowhawk	6073 Paseo Encantado	1207 Knollwood	3802 Charthouse Cr.	2360 Irongate
2215 Watertown	3155 Provence Pl.	2740 Cedarwood	104 Longfellow	530 Oak Hampton
1659 Skyridge	414 Bethany	499 Sobre Colinas	3553 Birdsong	2619 Wordsworth
3901 Calle Alta Vista	549 Walter	1566 Wakefield	11450 Gentlewood	1716 Sunoak
3184 Silver Maple	574 Via Colinas	2166 Sirius	1297 Dubonnet	720 Rancho Rd.
512 Gainsborough	4029 Barcelona	370 Ave. De Royale	1208 Greenfield	434 Venus
951 Harris Ct.	788 Irvine	3534 San Vincente	4231 Blackberry	4159 Churchill
172 Donegal	1162 Calle Yucca	6900 Calle Tania	1259 Lamont	3427 Monte Carlo
3434 Fayance	912 Silver Cloud	1241 Ramona	2168 Deerfield	600 Artisan
801 Pinetree	1872 Mesa Ridge	1081 Monte Sereno	2293 Watertown	239 Green Lea Pl.
846 Danvers	2609 Elmira St.	1071 Twinfoot Court	4385 Woodglen	261 Cherry Hills Ct.
2424 Bascom Court	127 McAfee Court	193 Pepper Road	5553 Colondy Drive	2917 Evesham
4582 Vista Park Dr.	1119 Amberton Lane	797 Kenmore	591 Gilbert St.	965 Oakmound Ave.
5626 Round Tree	1036 Ashford Ct.	297 Marjori Ave.	32 N. Oakleaf	559 Spyglass Lane
2718 Lakewood Pl.	3906 Mayfield St.	273 Greenmeadow	2343 Silverspring Dr	2152 Meadowbrook
2757 Calle Bienvenido	58724 Fearing Street	39 Ilex	259 Gazania Court	23329 Hatteras St.
13680 Bear Valley	3381 Corning Street	1481 El Cerrito	115 Larkhill	127 McAfee Court
2631 La Paloma	1418 Panorama	7901 Casaba	190 Pepper Road	17515 Rushing Drive
476 Highview Street	945 Brightstone	1686 Campbell Ave.	1648 Lynnmere Drive	1076 Westcreek
3566 Ave. Montuosa	361 St. Thomas Dr.	3072 Darlington	309 Regal Oak Drive	3025 Shadow Hills
3496 Radcliffe	2678 Deerwood Ave.	2912 Queens Way	2003 Woodcutter	758 Woodlawn Drive
1031 St. Charles Pl.	2098 Hood Drive	534 Hawks Bill Place	2583 Manchester Ct.	643 Valley Oak Lane
1556 El Dorado Dr.	1168 Homestake Pl.	1363 Calle Pecos	1054 Mellow Lane	1685 Brentford Ave.
3015 Marigold	835 Falmouth St.	11566 Collett Avenue	2086 Laurelwood	12984 Knotty Pine St
3216 Ocean Ave.	2390 Pleasant Way	4019 Conejo Mesa	2274 Galstonbury Rd	984 Quarterhorse Ln
11560 Northdale Dr.	3014 Calle Quebracho	1071 Terrace Hill Cir.	3834 Calle Mazatlan	4875 Wigger Street
2836 Bayham Circle	848 Brossard Drive	793 Flying Hills	6907 Swan Street	1644 Valecroft Ave
655 East Ivywood	3101 Fort Courage	14962 Reedley St. E	917 Calle Pecos	1335 Calle Pecos
1037 Oakmound Ave	1805 Orinda Court	3038 Shadow Hills Cr.	4448 Regents Court	121 Windsong St
1882 Caballero St.	2042 Woodcutter Ln.	154 Heather Ridge		

*We help more Buyers and Sellers per year
than most agents do in their career!*

Excellence...Pure & Simple!

More reasons you should choose *The Moerler Team*

Results Speak For Themselves

1418 Panorama Court	3434 Fayance Place	1439 Windy Mount.	473 Knollwood Drive	976 Thistlegate
637 San Doval Place	4438 Seven Oaks	4687 Clubview	4553 Isle Royale	361 Spindlewood
770 Toulumne	2343 Silver Spring	2111 Bennington Ct.	965 Newbury Road	2631 La Paloma Circle
967 Cedarcliffe Ct.	76 Beatty Place	3504 Radcliffe Road	599 Aspen Ridge	11 Venus Street
317 Windtree Ave.	29495 Fountianwood	3919 Via Verde	11608 Blossomwood	2483 Chaucer Place
543 Monteleone	5165 Faircrest Lane	265 Green Heath Pl.	1621 Shadow Oaks Pl.	504 Azalea Street
5539 Cedarhaven Ct.	4747 Lakeridge Lane	2851 Marjorca Ct.	863 Lois Avenue	965 Oakmound Avenue
574 Racquet Club Ln.	11407 Amber Ridge	14640 E. Hartford	2230 Shadybrook	11701 Foxfield Drive
1721 Bates Court	2939 Firwood Court	3609 Lockford Court	301 Cherry Hills Ct.	1716 Orinda Court
144 Chabro Avenue	3020 Shirley Drive	5159 Colodny Drive	670 Shasta Avenue	2499 Chaucer Place
4805 Via Cupertino	861 Via Colinas	28867 Conejo View	4172 Willowcreek Ln	1752 Skyridge Court
203 Green Heath	3184 Holloway Ct.	136 Helecho Court	362 Camino Manzanias	660 Via Colinas
3045 Wildwood Ave.	2112 Cushman	223 Red Oak	3248 Jessica Court	3442 Fayance Place
320 Via Colinas	219 Geen Lea	719 Calle Corta	12304 Willow Hill	23236 Community Street
2799 Drummond	2928 Blue Spruce	1119 Knollwood	2599 Clubview	3170 Montange Way
4545 Isle Royale	2054 Surrey Court	825 Warwick	161 Jamison	1618 Shadow Oaks Place
2058 Calle Yucca	6695 Benwood Dr.	364 Rockedge	2226 Highgate	574 Via Colinas
2691 San Miguel	2260 El Nido Court	5092 Benedict Court	355 Jeremiah "D"	1766 Tiburon
1439 Church Street	2397 Moberly Court	6442 E. Pinton St.	2065 Montrose	1615 Calle de Oro
4187 Minnesota	226 Mariposa	971 Newbury Road	349 Neuve Court	84 Abrazo
2569 Piccidilly Cr.	870 Calle Compo	1775 Aleppo Road	2460 Haymarket	3416 Broken Hill
450 Grand Oak Lane	326 Green Moor	988 Bright Star	3614 Camria Court	6689 Bentwood Drive
237 Green Lea	1851 Aleppo Court	2289 Moss Court	4870 Santo Drive	1155 Brightglen
2186 Deerfield	76 Beatty Place	13229 Elmrock	2274 Glastonbury Rd.	1121 Heatherview Dr.
12212 Arbor Hill	1068 Sicoto Circle	1747 Summercloud	917 Calle Pecos	1439 Windy Mountain
38 Linda Vista	515 Sundance	3905 Avenida Verano	3323 Montagne Way	2262 Waterton Court
1071 Twinfoot Court	873 Shadowlake	11840 Alderbrook	191 McAfee Court	20737 Dumont Street
1391 Calle Cristaneno	1149 Calle Lozano	4386 Lantern Lane	12768 Misty Grove	964 Witherspoon
5964 St. Laurent	2187 Olivewood	3316 Silver Spur	581 Juniper Street	83 Madrid
2337 Magda Circle	801 Kentland Ave	1736 Tiburon	268 Green Lea Place	504 Azalea
285 Conejo View	71 Via Colinas	4340 Fairbrook	127 McAfee	653 Via Colinas
39 Calle Alta Vista	2212 Dawn Court	1142 Hendrix	12484 Alderglen	202 Ironwood
31544 Saddletree	15266 Campus Park	501 Hollyburne	2442 Sapra	2971 Windsong Lane
1783 Stoddard	3222 Heathersfield	1584 Live Oak	5662 Starwood	1587 Calle de Oro
3946 Coronado	143 Timber	356 Via Colina	1473 Valecroft	499 Golden Nugget
914 Rosario	988 Brightstone	955 Bearclaw Court	271 Green Lea Place	1577 Norman
1230 Westlake Blvd.	1725 Ave de Flores	12984 Knotty Pine	30950 Minuteman Way	263 Brook Road
411 Larch Crest	1790 Fisk Court	3853 Blackwood	1202 Monte Sereno	56 Monteleone Avenue
2163 Deercreek	483 Ventu Park	1809 Aleppo Court		

*We help more Buyers and Sellers per year
than most agents do in their career!*

Excellence...Pure & Simple!

Results Speak for Themselves!

Wonderful Words From The Moerler Team's Sellers

"I am sorry it has taken me so long to write and express my appreciation for the excellence service you provided during our sale of 591 Gilbert Street. It was an extremely traumatic time for us and your expertise eased our tensions greatly. Thank you for all you help, with both real estate and tax advice. I have recommended you to all my friends and family in Thousand Oaks. Your company is very unique and should serve as a valuable example to the real estate profession."

Cheryl Krueger

"We wish to express our thanks for the professional manner you exhibited in selling our home at 3027 Darlington Dr., Thousand Oaks. This sale was a bitter disappointment in that we lost a great deal of money on the house, but you stayed with an erratic buyer through months of confusion until we closed escrow. We can recommend you and your staff to anyone."

Ken and Bertha Gossett

"Better late than never! We want to finally thank you for all your hard work on the sale of our home at 104 Longfellow Drive, Thousand Oaks. Terry, you are outstanding in your field and you make a person feel you really care about them! We will sing your praises to anyone who wants the best agent in town, and that's you!! So thanks again to you and the whole Moerler Team for making the sale of our home such a positive experience from beginning to end."

Bob and Maryanne Shadduck

"I had no sooner sat down to send you a letter of thanks for all your help and dedication in selling Jodi's condo at 1174 Monte Sereno in record time, when your note of thanks to us arrived in the mail. We are extremely happy to have made your acquaintance and have already spread word of praise among our friends—believe me, you are at the top of our list of people it's a pleasure to do business with. You and your staff have been the nicest group we've met in a long time. I understand now why your company is at the peak of sales in the real estate business, and I thank the person who recommended you."

Janette and Monroe Deutsh

Excellence...Pure & Simple!

Do the Other Real Estate Professionals Match *The Moerler Team*?

When interviewing real estate professionals to market and sell your property here is a list of questions to utilize in gaining a better understanding of his or her credentials and commitment.

	<i>The Moerler Team</i>	Other Agent
1. Do you work as a full-time Realtor?	Yes	
2. How many assistants or team members do you have working with you so that you can spend your time selling real estate?	6	
3. What have you done to improve yourself, such as professional designations? (Certified Residential Specialist, Certified Relocation Professional and Accredited Buyer Representative)	CRS CRP ABR	
4. Do you have a written business plan and mission statement?	Yes	
5. Have you taken the time to increase your real estate knowledge by obtaining your Broker's license?	Yes	
6. Will you send reports on showings and feedback from other agents and marketing activities on my property?	Yes	
7. Will you produce a professional flyer with color pictures of my home for prospective buyers? Will my property be showcased on the internet?	Yes	
8. How many transactions have you personally completed in the last twelve months? May I please see a list of addresses?	Yes	
9. What kind of educational background and prior business experience do you have that has prepared you for your career in real estate?	Banking Tax Specialist	
10. Will you supply me with a list of references for my review?	Yes	
11. Will you rank among your peers (i.e. are you the company's top producer?)	#1	
12. Can you show me how much money you will personally invest in order to get my home sold? How will that money be used?	Yes	
13. Do you have a staff that prospects full-time for buyers?	Yes	
14. Are you ever asked to share your state-of-the-art programs with other Realtors across the nation?	Regularly	

Excellence...Pure & Simple!

What do you like best about your home?

1. _____

2. _____

3. _____

4. _____

5. _____

What do you like least about your home?

1. _____

2. _____

3. _____

4. _____

5. _____

Questions to ask when I meet *The Moerler Team*

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

Notes: _____

Excellence...

EXCELLENCE is never an accident. It is achieved in a person or company only as a result of an unrelenting and vigorous insistence on the highest standards of performance. It requires an unswerving expectancy of quality from the person or staff.

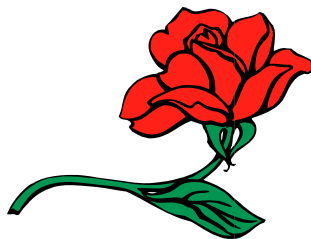
EXCELLENCE is contagious. It infects and affects everyone. It charts the direction of the business. It establishes the criteria for planning. It provides zest and vitality to the company. Once achieved, EXCELLENCE has a talent for permeating every aspect of the life of the organization.

EXCELLENCE demands commitment and a tenacious dedication from everyone in the organization. Once it is accepted and expected, it must be nourished and continually reviewed and renewed. It is a never-ending process of learning and growing. It requires a spirit of motivation and boundless energy. It is always the result of a creatively conceived and precisely planned effort.

EXCELLENCE inspires, it electrifies. It potentializes every phase of people's lives. It unleashes an impact which influences every activity, every staff person. To instill it in an organization is difficult; to sustain it even more so. It demands adaptability, imagination and vigor. But most of all, it requires from everyone, a constant state of self-discovery and discipline.

EXCELLENCE is an organization's life-line. It is the most compelling answer to apathy and inertia. It energizes a stimulation and pulsating force. Once it becomes the expected standard of performance, it develops a fiercely driving and motivating philosophy of operation. EXCELLENCE is a state of mind put into action. It is a road-map to success. When a climate of EXCELLENCE exists in people, staff, management and projects, business becomes easier.

EXCELLENCE in a person and an organization
is important...BECAUSE IT IS EVERYTHING.



Excellence...Pure & Simple!

By Referral Only

Last year, over 95% of our business was repeat or referral.

What it means to you...

We spend 100% of our time delivering first class service to you, our clients. We do not spend our time cold calling or knocking on doors like most Realtors have to do. You receive our undivided attention and the dedication to detail you have come to expect from us. We are continuously reevaluating and updating our systems in order to provide you with better service.

We are able to spend our time working for you, because you, our “client for life”, recommends us to your family and friends and work associates knowing that you can be confident they will receive the same level of service you have come to expect from us.

We want you to be so thrilled with our service that you can't wait to tell your friends about us.

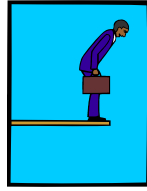


Excellence...Pure & Simple!

By Referral Only® Means That For You We Would



Climb Mt. Everest



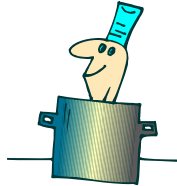
Walk a Pirate's Plank



Join A Circus Side Show



Go 15 Rounds With A Champion



Have Dinner With A Cannibal



Endure Hideous Torture



Swim With Sharks



Bail Out Of An Airplane



Scale The Steepest Cliff

But...

We would rather **WOW** you with “World Class Service” so you would love to tell your friends, family members, and co-workers about your wonderful Real Estate Experience.

Excellence...Pure & Simple!

Make The Right Choice And Get Moving... With The Moerler Team!

There are many “perks” when you become a client of The Moerler Team. One is the use of our 15-foot moving truck for your personal needs, and those of your favorite church or charity. All it takes to reserve our truck is a call to The Moerler Team and a donation of food for the local MANNA Food Bank.

Our business over the past 30+ years has been built almost solely by existing clients and referrals. We sincerely look forward to assisting you, your family, friends and associates with all of your real estate needs. Whether it’s a small condo, a large estate, an investment opportunity, or if you simply want an honest, straightforward discussion of your options, The MoerlerTeam is here to provide you with service...beyond your expectations.



Subject to Availability *Local Moves Only*

Excellence...Pure & Simple!