



# Waymon Ellis Meadows

Real Estate Broker/Builder

[www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com)

Since 1974 - FL LIC # BK 707419 - FL LIC # CBC 1250530



## Buy Your Home

[www.WaymonMeadowsRealEstate.com](http://www.WaymonMeadowsRealEstate.com)

### Available Listing Services

#### Pre-Listing Services

A CMA Market Analysis:  
Determines best listing price  
Resolves current value  
Reveals recent home sales

#### Listing Appointment Presentation:

Present Market Analysis  
Fill Our Listing Agreement  
Take 50 Photos

#### Enter Listing Information in MLS:

Selling Price of Home  
Data Details of Home

### Help Me Find A House

# FREE

Waymon will do a FREE Comparative Market Analysis of your home, which determines the value of your home in today's market.

Find out  
how much  
your home  
is worth



## Call for details

Waymon Meadows

Since 1974

Real Estate Broker / Builder  
Website: [www.GoMRC.net](http://www.GoMRC.net)  
BK 707419/CBC 1250530

(863) 287-5981

E-mail: [bigw1937@aol.com](mailto:bigw1937@aol.com)  
404 Ridgewood Ave.  
Dundee, Florida 33838

### Available Buyers Services

Realtor perform 184 services to earn their commission-Here are a few of those services:

1. Find the Right Property-Take you on tours and neighborhoods to find the right home for you.
2. Negotiate the offer- A skilled negotiator
3. Recommend Professionals- Mortgage brokers, attorneys, home inspectors, movers, and more.
4. Help overcome setbacks: Home inspector report, new issues from appraisal, buffer between seller and you, when things get heated or hostile.
5. Waymon is a Super Negotiator.

A photograph of an older man, Waymon Meadows, standing in front of a two-story house with a gabled roof and a front porch. He is wearing a blue shirt, a red patterned tie, and khaki pants. He is pointing towards the house with his right hand. The house has light-colored siding, dark shutters, and a red door. The text "BUY YOUR HOME" is overlaid in large blue letters on the left side of the image. The phone number "863-287-5981" is overlaid in large white letters in the center. The name "WAYMON" is overlaid in white letters on the right side. Below the phone number, the text "FL LIC #BK 707419 FL LIC #CBC 1250530" is visible.

**BUY  
YOUR  
HOME**

**863-287-5981**

FL LIC #BK 707419 FL LIC #CBC 1250530

**WAYMON**

A photograph of Waymon Meadows, the same man as in the previous image, standing against a light blue background. He is wearing the same blue shirt, red patterned tie, and khaki pants. He is pointing towards the left with his right hand. The text "CMA" is overlaid in large white letters on the left side. The text "Waymon will do a (CMA) Comparative Market Analysis which determines what you should pay for a house in today's market." is overlaid in black text on the left side. The text "Call for details" is overlaid in large white letters on the left side. The text "Waymon Meadows Since 1974" is overlaid in red text on the right side. The text "Buyer's" is overlaid in large white letters on the right side.

**CMA**

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**Buyer's**

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# CMA

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Since 1974**

# Buyer's

Real Estate Broker / Builder

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404 Ridgewood Ave.

Dundee, Florida 33838

*I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. He had a cash offer the next day. Closed in 10 days. I left the closing smiling, in amazement, wondering, how did Waymon do it? CW*

*I met with Waymon. We had been trying to sell the property for years. Waymon said, "I will sell this property!" He had a contract and closed the deal in two weeks. ABM*



*I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, within a day of listing our property Mr. Meadows found the people who are purchasing our home. We are truly appreciative of his nonstop dedication to getting it sold for us. Thank you Waymon. JP*

Waymon Ellis Meadows - Real Estate Broker and Builder

404 Ridgewood Avenue - Dundee, Florida 33838

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*Information is believed to  
true but not guaranteed.*

## What Customers Are Saying About Waymon

I had our home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing and listed it with Waymon. [He had a cash offer to buy my property the next day. We closed in 10 days.](#) I left the closing smiling, in amazement; wondering, how did Waymon do it CW

Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. [I am excited to have my home build and to be able to watch it go up from the ground level.](#) I was very pleased in the way that you represented me, and you can be assured that I will recommend you to any and every one that is looking to purchase a new home, again than you so much Torsha

I have nothing but praise for Mr. Meadows. He was extremely generous and kind in helping us get our home on the market, [within a day of listing our property Mr. Meadows found the people who are purchasing our home.](#) We are truly appreciative of this nonstop dedication to getting it sold for us. Thank you Waymon JP

# Sold

## Guaranteed or We'll Buy it

### GUARANTEED SALE

The agents offer the bold claim that if we don't sell your home we'll buy it. Sounds like a strong guarantee, until you read the fine print, which requires a deep price discount on the property for the agent to buy it. Most guaranteed sale agents have never bought a client's property, and those that have end up buying it as such a steep discount, they've made more money on the sale than a traditional listing."

### NO GIMMICKS

No gimmicks, just satisfied customers: "I had my home listed with a real estate agent recommended by a member of my church. It was listed for four months, few showings, but no one really interested in making an offer to buy my property. I cancelled my listing, and listed it with Waymon. He had a contract the next day. Closed in 10 days. I left the closing smiling, in amazement, Wondering, how did Waymon do it? CW

### CMA

Do you want your real estate sold fast? A CMA determines what your home is worth in today's market. When the price is too high, buyers will not come to see your home. On the other hand, when the real state is listed too low, the owners will lose money.

### EXPERIENCE

Waymon started in 1974 helping customers buy homes. When you want the very best call Waymon directly 863-287-5981



Mr. Waymon, I want to thank you for all your time and energy in helping me to find a home. I am excited to have my home built

and to be able to watch it go up from the ground level. I was very pleased in the way that you represented me, and you can be assured that I will recommend you to any and every one that is looking to purchase a new home, again thank you so much." Torsha

# BUYER'S



## New Home Specialist



When Waymon represent you buying a new home in any subdivision by major builders you will save \$\$\$\$! Never buy direct from a building company. Use a Builder/Broker to represent you.



"Buyer" grants Meadows Realty and Construction Co.,LLC (MRC) Waymon E. Meadows Broker the exclusive right to work with and assist Buyer in locating and negotiating the acquisition of suitable real property as described by buyer. The term acquires, or acquisition includes any purchase, option, exchange, lease or other acquisition of an ownership equity in real property.

## FREE Service to Buyer

Waymon; We wanted to take a moment and provide a well-deserved and earned testimonial of you and your organization. The quality of the service and workmanship far exceeded our expectations! You are without a doubt a man of your word and integrity and such a pleasure to deal with someone who knows the business and the care and concern one faces when selecting a Builder. You turned out to be an exceptional choice for us! We highly recommend you to anyone seeking a quality, time sensitive, trusted and exceptional builder. Sincerely; Ted & Gail Roncalli

## Want to Start Real Estate Investment?

