



Why List with Matt Shekari?

Real Estate Expertise + Construction & Asset Management Knowledge =
More Value for You

With over **20 years of experience** in real estate , general contractor, and **asset manager**, I bring a powerful combination of knowledge that goes far beyond traditional real estate services.



Made with GAMMA

What Sets Me Apart from Others

General Contractor Experience

I can spot costly issues early, recommend smart upgrades, and guide repairs efficiently.

Asset Management Background

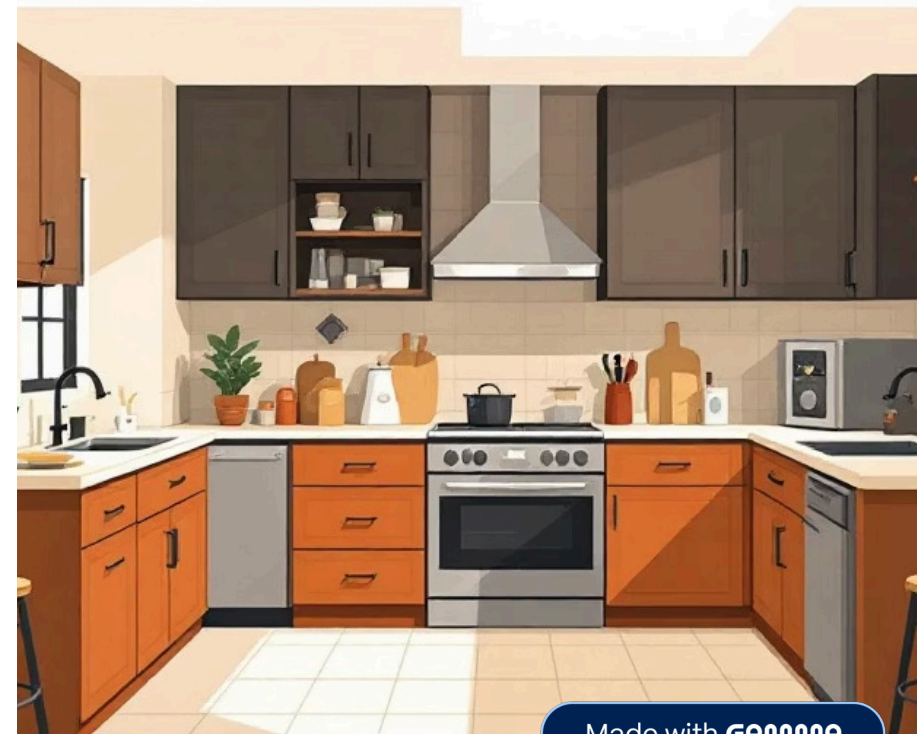
I treat your property like an asset—focused on ROI, risk mitigation, and strategic value.

Deep Market Knowledge

You get insights typical agents can't offer—from structural red flags to long-term value.

Hands-On Problem Solver

Whether it's permits, code violations, title issues, or rehab advice—I know how to handle it.



My Commitment to You

Custom Strategy

I tailor the sale to your specific property, goals, and market.

Total Transparency

You'll always know what's happening, what's next, and what your options are.

Construction-Smart Guidance

From inspection day to buyer repairs—I speak the same language as inspectors and contractors.

Risk Reduction

My background helps protect you from legal pitfalls, costly mistakes, and risks—like improper disclosures or fair housing violations.



Inspection & Preparation with a Pro's Eye

Spot Issues Before Buyers Do

I notice red flags others miss: ceiling stains, water damage, settling, etc.

Repair Recommendations

I suggest smart, cost-effective upgrades or fixes to boost value without overspending.

Title Chain Oversight

I work with attorneys and title officers to make sure everything is 100% clean.

Inspection Day Game Plan

I guide you on what to expect and how to respond if offers shift after inspection.

Marketing + Strategy = Sold

Smart Marketing	Added Benefit
MLS & Targeted Advertising	Reaches serious, pre-qualified buyers
Social Media & Digital Campaigns	Eye-catching visuals that build demand online
Open House	Adds value and confidence for buyers
Home Warranty: I may recommend one based on the market to boost buyer confidence and make your property more appealing.	No Craigslist or open-door chaos—I protect your info

Data-Driven Decisions

Unlike agents who guess, I use data and legal training to answer important questions like:

- What's the *real* market value of your home?
- Is it worth fixing that bathroom or just adjusting the price?
- What disclosures are legally required?
- How do school zones, zoning, or easements affect the sale?



Communication You Can Count On

Phone / Text / Email

Fast, clear responses and no runaround.

Weekly Updates & Reports

Market updates, showing feedback, and suggested strategy tweaks.

In-Person & Virtual Meetings

Convenience meets clarity—you'll always know where we stand.

Start to Finish – I'm With You All the Way

Free Consultation

Walkthrough & strategy session

Smart Prep

Cost-effective recommendations

Listing Launch

Full marketing rollout

Showings & Offers

Expert negotiations

Closing Support

Legal compliance, inspection handling, and title coordination

“Matt’s construction knowledge saved me thousands—more than just an agent!”

– Rami B.

“Smart upgrade advice and strong marketing got us multiple offers fast.”

– Julie M.

These are just a few examples of how my unique expertise delivers tangible benefits for my clients.

What Clients Say

Ready to Sell?

Book a Consultation

Call, text, or schedule a free in-person or virtual meeting to discuss your property and selling goals.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kevin Gioia	613763	kevin@daltonwade.com	954-526-1383
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mahdi Matt Shekari	841146	mattshekari@gmail.com	9723392943
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date