



THE FREEDOM METHOD™

Helping busy families find their ideal home in the Treasure Valley.





Your home was perfect when you bought it!

It fit your family as you grew and served every need. You started a beautiful life here. And truth be told, there's nothing wrong with it.

Somewhere along the way, your life became larger than your home.

You're not sure exactly when this happened. But as your family grew, so did your life.

There used to be enough room for everyone and everything. You could have family & friends over... Now it stresses you out thinking of hosting a simple gathering.

Once upon a time it felt cozy here...

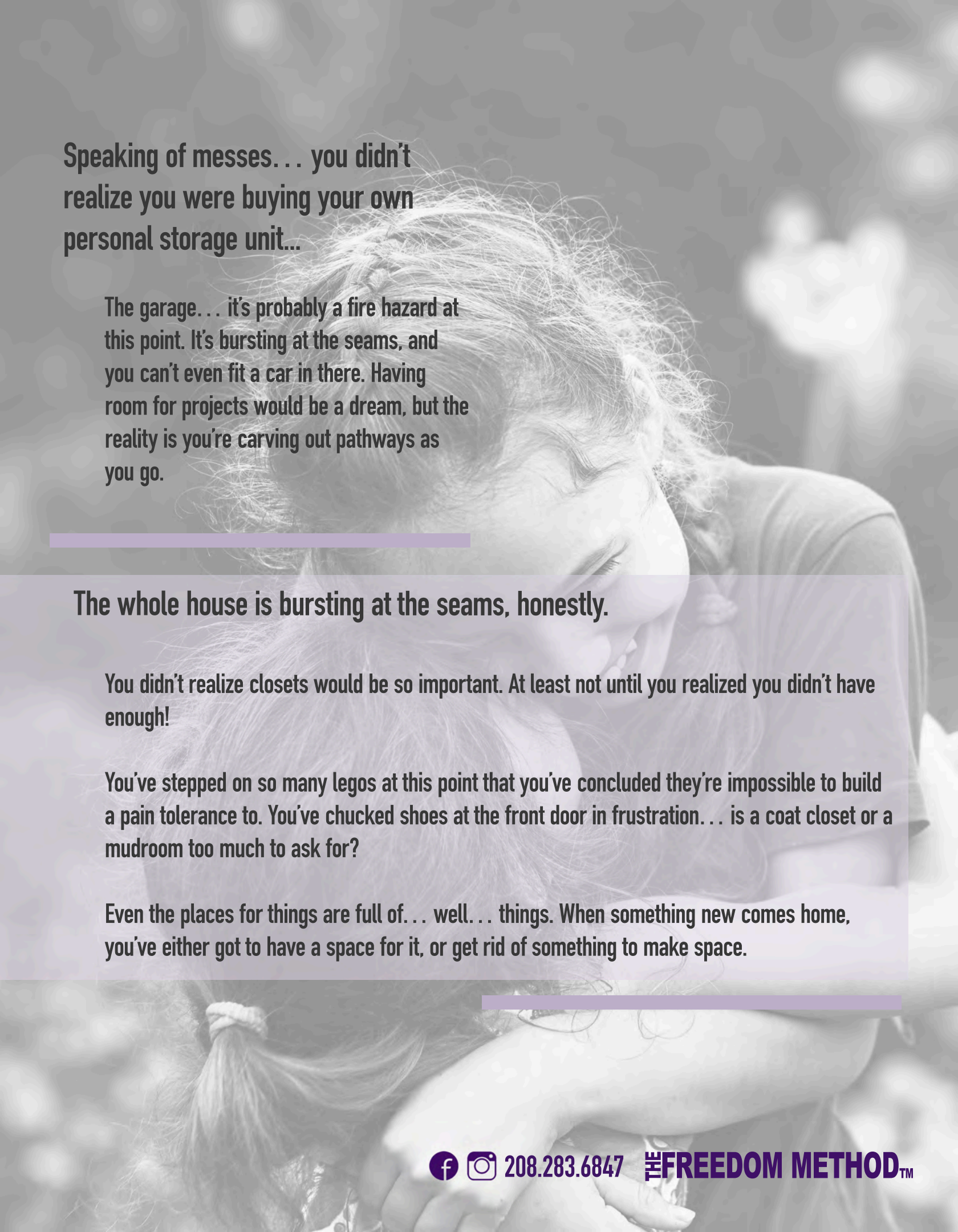
But now, "cozy" is just code for "we're all crammed in here."

You really need an office space. Someone is stuffed into some "extra" room that's not really suitable. There's odd quiet hours. You feel like you're tiptoeing around each other. It's stressful!

Tensions are running high!

You feel like a referee. Because you are! Everyone is on top of each other- fighting for space. You find yourself taking the long way home or running extra errands to avoid the chaos at home. . . and the mess that follows.

You know the minute you walk in the door, it's going to hit like a ton of bricks.



Speaking of messes... you didn't realize you were buying your own personal storage unit...

The garage... it's probably a fire hazard at this point. It's bursting at the seams, and you can't even fit a car in there. Having room for projects would be a dream, but the reality is you're carving out pathways as you go.

The whole house is bursting at the seams, honestly.

You didn't realize closets would be so important. At least not until you realized you didn't have enough!

You've stepped on so many legos at this point that you've concluded they're impossible to build a pain tolerance to. You've chucked shoes at the front door in frustration... is a coat closet or a mudroom too much to ask for?

Even the places for things are full of... well... things. When something new comes home, you've either got to have a space for it, or get rid of something to make space.

**You've always had this dream
of being THE hangout house. . .**

But there's just no room for it anymore. When people are over, the house is filled to the brim. You feel anxious with everyone crammed in. It's become hard to enjoy.

And when the kids have friends over, there's no distinction between your space and theirs. The noise spills into the rest of the house. They need a cave!

You've become quite the taxi service. Between sports, work and other commitments, you feel like you're spending half your day getting from point A to point B. You dread running around all week, just to rinse and repeat after the weekend.





Your neighborhood used to have all you need. . .

But as the kids have grown, you've put down new roots farther from home. You crave a sense of community that doesn't exist where you are. Bikes piled on the lawn... block parties...

You've tried making your space work. . .

In fact, you're a pro at sneaking those amazon boxes in the house. You're always springing for some new organizational hack to make your space work. They work for a while... until they don't.

You've considered becoming a minimalist. But in reality, you've all pared down as much as you can. The truth is...

This home just can't contain all of you anymore.

It's not your fault! You know deep down that something has to change. Your once peaceful home is filled with tension and chaos.

It's brewing resentment. The clutter, even when managed, is stressful. There's an underlying feeling of irritability for everyone.

This isn't the life you envisioned anymore. You want connection & content. A place the family can't wait to come home to. But right now, you picture everyone wanting to run off for good- ASAP!

A photograph of two young girls sitting on a grassy lawn with large pillows. They are eating popcorn from a glass bowl. In the background, a large, multi-story white house with many windows is visible. The scene is set outdoors during the day.

This is where my Freedom Method comes in. . .

I've helped countless clients find homes that reflect the lives they've grown into. My Freedom Method helped them find their ideal home easily, with minimal disruption to their already busy lives. They found homes closer to their day to day activities, in communities where they've built solid connections.

Here's how my Freedom Method works...

STEP 1: THE REVEAL

We begin with a short consult in person or over Zoom to see if this is the right time for you to move.

"The Reveal" uncovers the essentials of your ideal home. I'll ask you a series of questions designed to reveal exactly what you want and need. We go beyond the bare minimum of bedrooms and square footage by looking at your lifestyle... Who and what do you need to be close to? What kind of community do you want surrounding you?

A key piece most agents skip over, this uncovers your most important desires. Once we've revealed what you need, it becomes simple to find what you want. I save you time and remove frustration, so you can focus on the important things in your life.



STEP 2: THE STRATEGY

Once we've revealed your vision, it's time to customize The Strategy.

Selling and buying at the same time has a lot of moving parts! You've religiously stalked zillow. . . and you're wondering if it's right. Our first step is figuring how much equity you have. I'll provide a professional equity analysis using current neighborhood stats. This allows us to figure out what you can spend on your next home.

Financing? I connect you with a preferred lender proven to be efficient, if you don't already have one. I work closely with them during this step, so I have important details. I'm often able to find homes that don't seem to fit the numbers at first, but they work when we look closer! Finding homes others miss will save you time and increase your options in a limited market. We'll also customize a marketing plan to get your current home sold with less hassle.

It's important to have a solid strategy for selling and buying at the same time. With all of our ducks in a row, now we're able to move forward with ease.



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STEP 3: THE LISTING

If our strategy is to list before we house hunt, we prepare your home for listing. I make this process as simple as possible; you need to pack!

All the items spilling from (lack of) storage space will find homes. . . In a moving box or on a thrift store shelf! If you want help with this step, I'll coordinate helpful services so you can focus on life! Organizing, packing, cleaning or repairs? My "Rolodex" of professionals is at your service. (Do you remember Rolodexes?!)

I'll have your home photographed & filmed. The "FOR SALE" sign goes up in your yard, and custom magazines await curious buyers. Letters go out to your neighbors. . . they'd love to have their family and friends nearby!

Once your home is ready to show off, we put it on market. Your custom marketing plan is implemented. Your home is on all the popular websites & social media. All eyes are on your home now!

It's critical to be ready to go on listing day. Your home gets the most attention in those first few days! I'll set you up to attract a quick offer for the highest price possible. You'll hardly need to lift a finger, saving you time and stress.



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STEP 4: THE QUEST

You're busy and you don't have time to waste looking at the wrong houses. I take this burden off your shoulders. With my Freedom Method, my clients usually find their home in the first 8-10 homes we visit.

Because we did The Reveal, I hand pick the homes with the best chance of a match. I often preview them to cut the wrong homes from our list, saving you the hassle. As part of my exclusive method, I may find off market sellers for you. This gives you cutting-edge advantage in a limited market, saving you more time!

When we find THE home, I'll guide you through every step to make it yours. From negotiations to the closing table, I've got you covered. We start with structuring your offer in the most appealing way. This means a higher chance of acceptance with less compromise to you. This reduces the back & forth, saving time. Once your offer is accepted, I'll coordinate a top-notch inspection professional for you.

Behind the scenes, my transaction coordinator keeps tabs on deadlines. They also send documents for signatures under my direction. This frees me up to focus on guiding you through some of the biggest financial transactions of your life. We'll also send reminders to schedule stuff like utilities and movers. We can't let you forget the internet either!

STEP 5: THE HAVEN

You've got your keys! It's moving day! Now your vision comes to life.

Whew! By this time, we've become friends. It's kind of akin to defeating a mountain troll together a la Ron, Harry & Hermione (you'll quickly figure out I'm a nerd). I want to make sure you're happy with your move. I'll check in to see if you have any problems with the house.

If you tell me your house is haunted, I'm dropping some sage by. I'm probably coming to someone's birthday party now. Maybe I'm stopping by to see your new paint colors... or dropping some of my famous salted chocolate chip cookies by.

You also have lifetime access to my "Rolodex" of professionals. Need an electrician? Handyman? Accountant? I've got you!

My service wouldn't be complete without helping you plug in to your new neighborhood! I'll arrange & host a simple housewarming party a few weeks after your move. I handle the planning & invites; all you do is show up in your driveway!

You no longer feel like chucking shoes at the front door, because you have a space for those now! With closets you didn't even know you needed, there's room for everyone AND everything!

Your home now reflects your real life! Finally, your place is THE hangout place. Whether it's a comfortable houseful on holidays, or enjoying your patio in peace every day... it's exactly the haven you needed.

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WHAT PEOPLE ARE SAYING

Rachel is HANDS down the best realtor I've ever dealt with. We sold our house quickly and efficiently. She made the process as stress free as selling a house can be! She's very knowledgeable, does the best job I've ever seen and made selling our house super easy. She made sure we had the best deal we could get and was with us every step of the way so we understood what was going on. I couldn't have asked for a better realtor. Even with being miles apart she made the process so simple! -Gordan & Shaneen, Sellers



Rachel is kind, knowledgeable, trustworthy, and motivated. I would highly recommend her to anyone who is looking to either buy or sell a home in Boise! Rachel truly is the best of the best and helped me and my family navigate through a market completely unknown to us. We were on a serious time crunch and Rachel was beyond accommodating. Rachel pleasantly surprised me as I was not sure what exactly to expect from a real estate agent however, Rachel has a unique aptitude for making people feel comfortable and valued. -Karin, Buyer



Rachel was respectful of our wishes & attentive. We weren't sure about selling. She never pushed us, just gave info & let us decide. When she recommended a price, I thought no way we'd get an offer that high, but trusted her and ended up \$25,000 above asking! She knows the market and is great to work with personality-wise. We'd moved out of state and she coordinated everything- we barely had to lift a finger! It was like having all the benefits of a friend of ten years without the downsides to a realtor you are friends with. I would definitely recommend her to anyone looking to buy or sell! -Kelsey, Seller



Feeling Seen?

it's time to take the next step.

Let's chat to see if the time is right for you.
Schedule your no-strings-attached call here OR
start a conversation in messenger:



CLICK HERE TO
**BOOK A CALL
WITH ME**



CLICK HERE TO
**START CHAT IN FB
MESSENGER**



About Rachel...

I never envisioned myself becoming a Realtor. It's not really what childhood aspirations are made of. I'm one of those former gifted kids. . . grades came easy for the most part. This is part of what makes me great at this work.

My background is in Health Sciences, but I didn't love the work so much as I loved the knowledge. I have a creative streak. So, I became a professional photographer during early motherhood instead. (No, I don't photograph my listings, totally different beast!)

I remember the first time my (then) husband suggested I become a realtor. I had a 4 month old baby, a preschooler and a toddler. We had our house for sale at the time and our agent was sitting in our home going over an offer at dinnertime. She was spending it with my family rather than hers!

I looked at him like he was crazy. How in the hell did he think that was doable in the stage of life we were in? Fast forward a few more years and a few more houses. My kids were getting bigger. . . and so was our life. I was disgusted with some behaviors we'd seen on the other side of our deals from other agents. It didn't seem like a whole lot to ask that real estate agents be invested in doing their job well. This is the largest financial transaction most people will make in life!

My final straw was an agent lying directly to my face. We pulled out of the deal, and chose a "right now" home that fit our family.

I got tired of people stuck in messy situations because their agent dropped the ball. I got my license, because people deserve good representation.

This was an ideal time in my life. We'd been discussing divorce. I wanted to be able to still be "mom." I was burnt out on photography -it was more like a side quest. As a mom with a kid on the autism spectrum, I needed a career that still allowed me to be. . . well, mom. The stars had aligned with the best job I never knew I wanted.

I know exactly what you're going through! I've made 5 moves in 5 years with my three kids underfoot. With insider secrets to make your life easier, I'll take most of the stress out of the process for you while saving you tons of time!

Every client is unique. I'm drawn in by your stories, your hopes, your dreams. Handing you keys to your home is a labor of love. You deserve to find a home that fits the lifestyle you've cultivated. You deserve to feel supported and represented through making this home yours. And you deserve a professional that makes your life easier during a big life transition.

