

NORTHERN VIRGINIA REAL ESTATE

SELLER'S GUIDE.

How to Sell Smart, Fast, and at the Highest Price.

Getting top dollar requires more than a listing.

It requires strategy, marketing, and an agent who's already three steps ahead.

\$1B+

Team Sales Volume

150+

Clients in 2024

Top 1%

NoVA Agents

BHAWOH SELLS HOMES

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OPPORTUNITY MEETS PREPARATION

YOUR AGENT

Your home deserves more than a sign in the yard.

Bhawoh Jue is a Northern Virginia native — Chantilly High School, Penn State, 8 years in the NFL. When he retired, he came home and brought the same preparation and discipline that made him a professional athlete to his real estate clients.

Selling your home is one of the most significant financial decisions you'll make. Bhawoh treats it that way. Every listing gets a full marketing plan, a pricing strategy built on real data, and an agent who's personally invested in your outcome.

He's backed by Dwellus Real Estate — a team with over \$1 billion in sales volume and an in-house marketing operation most brokerages can't touch.



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A home priced right and marketed right is already half sold.

NFL

Pro Athlete
Discipline

NoVA

Native &
Local Expert

\$1B+

Team Sales
Volume

Top 1%

Northern
Virginia

bhawoh@dwellus.com · 703.939.0210 · bhawohsellshomes.com · Licensed in Virginia

THE TEAM BEHIND ME

When you list with Bhawoh, an entire team goes to work for you.

Dwellus Real Estate isn't just Bhawoh's brokerage — it's his competitive advantage. An award-winning brand, in-house media production, and 20+ experienced agents collaborating on every transaction.

2,500+

Families Helped

\$1B+

Total Sales Volume

\$500K+

Donated to Charities

13

Years in Business
RECOGNITION & AWARDS

20+

Expert Agents

In-House

Drone & Matterport

- Wall Street Journal "America's Best" Real Estate Teams
- Top 100 Most Influential Agents in Northern Virginia
- Featured on HGTV's House Hunters
- NVAR Lifetime Top Producers & Multi-Million Dollar Sales Club
- Certified Luxury Home Marketing Specialist (CLHMS)
- REALTOR® Magazine "30 Under 30" · Loudoun Business "40 Under 40"

Your 7-Step Path to Maximum Return.

01 Prepare Your Home

We walk through your home together and develop a preparation plan — decluttering, repairs, staging recommendations — so it shows at its absolute best on media day and beyond.

02 Price It Right

I run a full Comparative Market Analysis based on recent sales, active inventory, and local trends. Pricing strategy is everything. A home priced right is already half sold.

03 Media Day

This is where Dwellus separates from everyone else. Professional photography, drone video, 3D Matterport walkthrough, and floor plans — all in-house, all world-class.

04 Go Live

Your listing hits the MLS, your unique property website, social media, and our network of 20+ agents. Maximum exposure drives maximum price.

05 Showings & Open Houses

We get qualified buyers through your door. Open houses create urgency and competition. Every showing is coordinated and followed up on personally.

06 Offers & Negotiation

I review every offer with you, explain the terms clearly, and negotiate to maximize your return — price, timeline, contingencies. No detail gets missed.

07 Contingencies & Settlement

We work through inspection findings, financing, HOA, and all deadlines to keep the transaction on track. Settlement day should feel like a celebration — and with us, it usually does.

PRICING STRATEGY

In NoVA, the right list price isn't just about what you want — it's about what the market will support. We use data, not guesswork, to position your home where it generates the most competition and the best offers.

We don't just list your home. We tell its story.

Most agents take phone photos and hope for the best. We bring an in-house production team. Every tool below is included — not an upsell, not an add-on. This is the standard.

Professional Photography

Hi-res daytime and twilight photos. Homes with pro photography sell 32% faster and for an average of 9% more. First impressions happen online — we make yours count.

Drone Videography & Aerial Photography

FAA-certified, in-house drone operator. Aerial footage showcases your property's setting, layout, and neighborhood. Properties with drone content sell 68% faster.

3D Virtual Walkthrough

Matterport technology creates immersive 3D models buyers can explore from anywhere. 95% of buyers are more likely to inquire — and homes sell at 4-9% higher prices.

Creative Floor Plans

2D and 3D floor plans for every listing. 80% of buyers consider floor plans essential. Listings with them reduce time on market by 50% and increase interest by 30%.

Storytelling Videography

Professionally edited HD video that sells a lifestyle, not just a house. 85% of buyers prefer agents who use video — only 15% of agents actually do. We do.

Unique Property Website

Every listing gets its own branded URL — an online brochure with photos, video, floor plans, and neighborhood details. Shareable, targeted, and built to convert.

THE PROMISE

Your home. Your timeline. Maximum return.

Selling your home is not a passive process. It requires preparation, precision marketing, and an agent who negotiates like something is at stake — because it is. My commitment is to bring everything I have to every listing. You'll never wonder what's happening with your sale. You'll always know exactly where we stand and what we're doing next.

PRICED RIGHT

Data-driven strategy to generate competition and maximize your return.

MARKETED HARD

In-house photo, drone, 3D, and video — tools most agents don't have.

NEGOTIATED WELL

Every offer reviewed in detail. Your interests protected at every step.

Ready to talk about your home?

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