

LET'S SELL YOUR HOUSE

The whole playbook. Every step, every week, from the first call to the keys.

COMPASS

HEY,
I'M CODY

From **CODY HARVEY**

Thanks for asking for this. It's everything we do when we sell a home, laid out step by step, from the day you sign to the day you hand over the keys.

Every home we list gets all of it, at every price. **THERE'S NO UPGRADE PACKAGE AND NO FINE PRINT.**

Read it, mark it up, and call or text me with your questions. Even if selling is a year out, I'd love to hear what you're thinking.

Cody



CODY
HARVEY

Founder, The Harvey Home Team | Compass
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MOST HOMES THAT SIT AREN'T BAD HOUSES

They had a bad first three weeks. **THIS GUIDE IS HOW WE MAKE SURE YOURS DOESN'T.**



32

homes sold in 2026

$17.9M

in sales, and a 5.0 on Google from 22 reviews. **LICENSED IN WYOMING AND COLORADO.**



CHEYENNE



FORT COLLINS



WINDSOR

Cody Harvey's 2026 production and Google rating, as of November 16, 2026.

THE PEOPLE ON YOUR SIDE

Meet **THE HARVEY HOME TEAM**

One Advisor runs your sale from start to finish, answers the phone, and tells you the truth. The rest of us are right behind them. **AND YES, MAYBELLE COMES TO WORK TOO.**



CODY
HARVEY

FOUNDER, WY AND CO



ASPEN
WIDENER

REAL ESTATE ADVISOR, CO



DANIELLE
GAGNE

REAL ESTATE ADVISOR, WY





EVERY HOME
ALL OF IT

Same plan at every price. **NOTHING TO UPGRADE TO.**

FILM

A cinematic film of your home.

DRONE AND TWILIGHT

Your home from the air and at dusk.

DESIGN

A staging or design consult.

WEBSITE

Your home gets its own property website.

SOCIAL

Reels and a YouTube tour.

OPEN HOUSES

Hosted, plus outreach to the agents who sell the most near you.

PHOTOS

An editorial photo set.

3D TOUR

Plus floor plans, so buyers can walk it from anywhere.

PREP

Help getting ready before you list.

PRINT

A full print suite, not a flyer.

ADS

Paid social ads until you're under contract.

FRIDAY REPORT

Where things stand, every single week.

EVERY HOME GETS THE FULL TREATMENT

EVERY HOME

A townhome in Timnath or acreage outside Cheyenne. **EVERY HOME WE SELL GETS THE SAME PLAN, THE SAME CARE AND THE SAME HONEST ADVICE.**



SIGNED TO LIVE IN ABOUT THREE WEEKS

Day 1 to **WEEK 3**

DAY
1

THE DAY YOU SIGN

Your Advisor takes it from here. Title opens, the roof gets inspected, and your paperwork goes out to e-sign. That night you get a text with your live date.

WEEK
1

WE GET IT READY

A quick call to set your photo day and showing rules. A design or staging consult. Repairs, a deep clean and staging, done by the end of the week.

WEEK
2

WE CAPTURE IT

Photos, film, drone, twilight, a 3D tour and floor plans, all on one day, timed for the best light. Everything's back within 48 hours.

WEEK
3

WE BUILD THE LAUNCH

Your listing words, your property website, print pieces, reels and ads. Your open house gets booked for the first weekend. **I SEE EVERY PIECE BEFORE IT GOES OUT.**

The night before **PHOTO DAY**

COUNTERS CLEAR
LIGHTS ON
BLINDS OPEN
CARS GONE
PETS OUT

We send you the full list the day you book, and again the day before. **YOUR ADVISOR WALKS THE HOME WITH YOU FIRST, AND YOUR ADDRESS NEVER SHOWS UP IN A VIDEO.**



LAUNCH DAY
EVERYWHERE AT ONCE

No Coming Soon. **NO SLOW DRIP.**

THE DAY YOU GO LIVE, YOU SHOW UP EVERYWHERE BUYERS LOOK.

ONLINE

The MLS, your website, Zillow, Realtor.com, Homes.com, Redfin and Compass.

SOCIAL

Our pages, the reel, the YouTube tour and Stories all week.

AGENTS

Your website and buyer packet go straight to the agents who sell the most near you.

NEIGHBORS

The mailer lands, and your Advisor knocks on the 30 closest doors.



YOU'LL NEVER WONDER WHAT'S GOING ON

EVERY FRIDAY	A written report on views, showings and feedback, then a call the same day.
WITHIN 2 HOURS	We ask every showing agent what their buyer thought, how the price felt, and top three or not. You get the answers word for word.
EVERY MONDAY	What's new, pending and sold near you.

BAD NEWS COMES BY PHONE, THE SAME DAY, FROM YOUR ADVISOR OR ME. NEVER A TEXT FIRST.



If we ever need **TO TALK PRICE**

AS IT SITS TODAY, YOU'RE THE HIGHEST BIDDER ON YOUR OWN HOME

That's how I'll say it, if it's true. **THEN WE DECIDE TOGETHER.**



DAY 14

DAY 30

DAY 45

On day 14, 30 and 45 we sit down with you and put showings, views, saves, feedback and new sales on the table. A home sells on price, condition and location. **IF IT ISN'T THE CONDITION OR THE LOCATION, IT'S THE PRICE.**





HOSTED
NOT JUST UNLOCKED

ONE HOUR NOTICE

Showings run 8 AM to 8 PM unless you set other rules.

THE FIRST WEEKEND

Your first open house is the first Saturday and Sunday you're live.

WITHIN 24 HOURS

Every visitor hears from us.

THAT NIGHT

A recap text from us, so you know who came and what they said.

EVERY OFFER SIDE BY SIDE

The highest number isn't always the best offer. **ONE SHEET SHOWS YOU THE DIFFERENCE.**

PRICE	INSPECTION TERMS
LOAN TYPE	APPRAISAL TERMS
DOWN PAYMENT	CLOSING DATE
EARNEST MONEY	POSSESSION
CONCESSIONS	WHAT YOU NET

We call the buyer's lender the same day, so you know the offer is real. On every counter, we rerun what you'd walk away with.



WE WILL NEVER EMAIL OR TEXT YOU WIRE INSTRUCTIONS EVER

GET ONE THAT SAYS IT'S FROM US? CALL US BEFORE YOU DO ANYTHING.

YOU'RE A FRIEND NOW
NOT A FILE

We share the news with your neighbors and thank you personally. Then we stay close: your next move, a contractor's name, what the house down the street just sold for.





the Harvey Home team

THINKING ABOUT SELLING?
LET'S TALK

Call or text Cody. **EVEN IF IT'S A YEAR OUT.**

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COMPASS

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EQUAL HOUSING OPPORTUNITY