

CINCINNATI

MARCH 2025

# REAL PRODUCERS<sup>®</sup>



MEET

Jessica  
Bauer

WITH

Comey &  
Shepherd  
REALTORS<sup>®</sup>



**What's Inside:**

Cover Story:  
Jessica Bauer

On The Rise:  
Danielle  
Cunningham

Sponsor Spotlight:  
LiteHouse Inspect

PHOTO CREDIT:  
KRISTA SILZ OF CINCY PHOTO

# Forget Contingencies.

What if **all** of your Buyers **could be Cash Buyers?**

These All-Cash programs help you beat the heat of competitive bidding and contingency offers...Work with us to get your buyers an unfair advantage over the competition.

*Cash Offer*™ | **Buy Now Sell Later**™

Contact me today for more information!



**Tony Autullo**

Area Manager  
NMLS#: 20232  
M: 513-461-9321  
O: 513-769-2071  
tautullo@annie-mac.com  
linktr.ee/autullomortgageteam

**SCAN CODE  
TO GET STARTED**



ANNIEMAC HOME MORTGAGE  
**AUTULLO TEAM**

Corp NMLS# 338923. AnnieMac Home Mortgage, 11385 Montgomery Road, Suite 210, Cincinnati, OH 45249. 'Cash Offer' and 'Buy Now, Sell Later' programs are fulfilled by AnnieMac Private Equity Cash-2Keys (Cash2Keys), an affiliate of AnnieMac Home Mortgage (AnnieMac). Cash2Keys is not a financial institution and does not originate or issue loan commitments. You must be pre-approved by Cash2Keys for the Cash Offer program's income and collateral requirements. Once approved, the offer and purchase will be in the name of Cash2Keys. You must then purchase the home from Cash2Keys within 180 days. You are required to pay all transfer taxes associated with the purchase of the home. Visit [annie-mac.com/page/licensing](http://annie-mac.com/page/licensing). American Neighborhood Mortgage Acceptance Company LLC (dba AnnieMac Home Mortgage, OVM with AnnieMac Home Mortgage, Family First A Division of AnnieMac Home Mortgage, homecomings Mortgage & Equity A Division of AnnieMac Home Mortgage) Ohio License #MB.804128.000 and License #SM.501901.000, Licensed Mortgage Lender in Florida (#MLD252).

YOUR KEY TO LOCAL REAL ESTATE SUCCESS



**YONAS & PHILLABAUM  
LLC**

*Attorneys At Law*

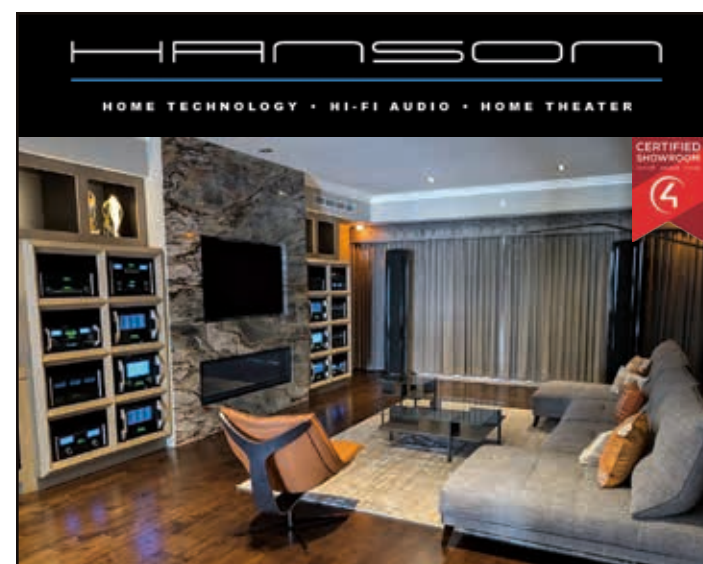


Criminal Defense • Estate Planning • Family Law  
Probate Law • Real Estate Law

**JOHN YONAS,**  
Member Attorney and Owner

**JASON PHILLABAUM,**  
Managing Member Attorney

513.427.6100 | [YPAttorneys.com](http://YPAttorneys.com)



**TURN EVERY SHOWING  
INTO AN EXPERIENCE**

Visit one of our experience centers for the latest in Smart Home Lighting, Blinds, TV's, Hi-Fi Audio, Golf Simulators, Outdoor Entertainment, Home Theaters, and more.

Cincinnati - 10800 Montgomery Rd. | Dayton - 5749 Far Hills Ave.  
513-563-0444 | 937-293-6200

[HansonAV.com](http://HansonAV.com)

**Refreshingly Different!**

Putting the Homeowner in Control of Their Claims Experience!



*We love to give your clients the power to choose their own service provider!*

**ACHOSA**  
HOME WARRANTY, LLC

**Kristen Moore**  
859.547.6024  
[kristenm@achosahw.com](mailto:kristenm@achosahw.com)  
[achosahw.com](http://achosahw.com)



# Contents



Jessica Bauer **12** COVER STORY

## PROFILES



**16** Danielle Cunningham



**20** LiteHouse Inspect



## IN THIS ISSUE

- 6 Preferred Partners
- 8 Meet The Team
- 12 Cover Story: Jessica Bauer
- 16 On The Rise: Danielle Cunningham
- 20 Sponsor Spotlight: LiteHouse Inspect
- 25 Top 150 Standings

If you are interested in nominating people for certain stories, please email us at: email goes here@n2co.com

## SPEED, EASE, AND EXPERTISE!

**Jennifer Sheil, Area Manager, NMLS: 269568**

Office: 513.796.6024 Text: 513.500.2703  
[jennifer@thesheilteam.com](mailto:jennifer@thesheilteam.com)

*Partner with Jennifer to ensure fast easy transactions for your clients!*

Licensed in OH, IN, KY & FL

SEE THE SYNERGY ONE LENDING DIFFERENCE

PROVIDING QUALITY PACKING AND MOVING SERVICES  
IN NORTHERN KENTUCKY AND SOUTHERN OHIO.

Flat hourly rates that is prorated to the minute - no rounding up! Open 7 days a week.  
 Licensed and insured moving company - Commercial and residential moving  
 Local and long distance moving - Locally Owned and Operated

**859.608.BLUE (2583) | WWW.BIGBLUEMOVINGKY.COM**

## AREA WIDE HOME INSPECTION

### WHY REALTORS CHOOSE US...

- Residential
- Multi-Family
- Commercial
- Radon
- Termite
- Mold / Air Quality
- OH KY IN
- Same Day Reports

**513-802-3164**  
[areawidehomeinspection.com](http://areawidehomeinspection.com)

5.0

# Preferred Partners

This section has been created to give you easier access when searching for a trusted real estate affiliate. Take a minute to familiarize yourself with the businesses sponsoring your magazine. These local businesses are proud to partner with you and make this magazine possible. Please support these businesses and thank them for supporting the REALTOR® community!

## HOME AUDIO / VIDEO

**Hanson Audio Video**  
(513) 563-0444

## HOME INSPECTION

**Area Wide Home Inspection**  
**Adam Crock**  
(513) 802-3164

**Lighthouse Inspect Cincinnati Home Inspections**  
(513) 800-0347  
www.lighthouseinspect.com

**Pillar to Post Home Inspectors- The Capuano Team**  
(513) 771-6689  
cincinnati.pillartopost.com/

## HOME WARRANTY

**Achosa Home Warranty**  
**Kristen Moore**  
(859) 547-6024  
www.achosahw.com

## INSURANCE

**Firehouse Insurance**  
(513) 526-9853  
firehouseins.com

## MORTGAGE LENDER

**3rd Street Financial**  
(513) 769-4111

**Annie Mac Home Mortgage**  
(757) 994-1848  
tony-annie-mac.com

**Guaranteed Rate**  
(513) 609-4484  
www.rate.com/ronerdmann

**Paramount Residential Mortgage Group**  
(513) 432-6971

**Ruoff Home Mortgage**  
(513) 486-4133

**Ruoff Home Mortgage Dave Scully**  
(513) 633-8476  
www.ruoff.com/davescully

**Synergy One Lending Jennifer Sheil**  
(513) 796-6024

## MOVING / STORAGE

**Black Tie Moving**  
(614) 347-9007

## MOVING/PACKING & STORAGE

**Big Blue Moving**  
(859) 608-2583

## REAL ESTATE LAW

**Yonas and Phillabaum LLC**  
(513) 427-6100  
www.cincinnatiattorney.com

## ROOFING SERVICES

**SWORD Roofing- Cincinnati Siding & Roofing Company**  
(513) 342-8584  
swordroof.com

## TITLE COMPANY

**Leo Grote LPA**  
(513) 554-3000  
leogrotelpa.com

## TRANSACTION COORDINATOR

**Agents Plus 1 Maria Carmosino**  
(513) 482-0465  
agentsplus1.com/

## VIDEOGRAPHY/ PHOTOGRAPHY

**Next Door Photos Daniel Ziegler**  
(513) 297-3328  
Cincinnati.nextdoorphotos.com



# Love Your Listing and Make It Buyer-Ready!

Start your spring with confidence! Our Market Ready inspections ensure your listing is irresistible to buyers. Here's why getting a Market Ready inspection is a good idea:

- Identify Issues with the property and eliminate any surprises.
- Create buyer confidence through transparency about the home's condition.
- Minimize the amount of negotiations or requests for concessions.
- Stand out in a competitive market.
- Close faster.

Spring buyers are looking for their dream home. Make your listing the one they love!

**Contact us today to schedule your inspection!**



**The Capuano Team**  
**513-771-6689**  
cincinnati@pillartopost.com  
cincinnati.pillartopost.com



**Serving the Cincinnati area for 26 years**

*Each office is independently owned and operated.*

## Where Top Producers Find Closing Solutions



**Leo Grote,**  
*LPA & President*

**513.554.3000**  
LeoGroteLPA.com

# Meet The Team



**Patrick Braddick**  
Publisher



**Lauren Denato**  
Ad Strategist



**Beth McCabe**  
Senior Writer



**Krista Silz**  
Photographer



**Brenna Smith**  
Photographer



**Geneva Eilertson**  
Reprint Coordinator

## Have an Idea?

Want to pitch, nominate or share a really cool story with our readers? Scan the QR code below to share with our Publisher.



**RP** **DISCLAIMER:** Any articles included in this publication and/or opinions expressed therein do not necessarily reflect the views of The N2 Company d/b/a Real Producers but remain solely those of the author(s). The paid advertisements contained within the Real Producers magazine are not endorsed or recommended by The N2 Company or the publisher. Therefore, neither The N2 Company nor the publisher may be held liable or responsible for business practices of these companies.

# RUOFF TECHNOLOGY

With industry leading technology, we make sure your loan process moves swiftly so you can close quickly and settle in sooner.

## Digital Closing Experience

- Avoid hand-signing page after page at closing.
- Apply your digital signature to nearly all your documents in seconds.
- Use a computer, mobile phone, or tablet.
- Know your signature is secure with special encryption and extra layers of security.

**Dave Scully**  
SVP, Area Manager  
NMLS: 757304 | MLO-OH.757304  
**513.633.8476**  
dave.scully@ruoff.com

Ruoff Mortgage Company, Inc. d/b/a Ruoff Home Mortgage, is an Indiana corporation licensed by the Indiana Department of Financial Institutions (DFI). For complete licensing information visit: <http://www.zenliscustomeraccess.org/EntityDetails.aspx?COMPANY/141568>. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and pricing are subject to change at any time and without notice. Equal Housing Lender. NML 54141668 01082020

# Your Furniture Donations Make an Impact

Schedule a furniture pickup today to furnish empty spaces for people overcoming homelessness. Your generosity restores hope and dignity.

**Schedule your furniture pickup today.**  
[nlfurniture.org](http://nlfurniture.org)

**We Make Giving Easy.**

- SCHEDULE A PICKUP ONLINE
- WE PICK UP THE FURNITURE FROM YOUR HOME

# SERVICING ALL YOUR CLIENT'S INSURANCE NEEDS

#INSUREDBYLANDON

**LANDON WATTS**  
Executive Agent - Associate Partner  
CELL: (937) 903-6827

WE KEEP YOU IN THE GAME - No Curveballs in Home Inspections

PRE-LISTING HOME INSPECTIONS  
SEWER SCOPE & SEPTIC TANK  
RADON, MOLD & MORE

PARTNER WITH US FOR NO SURPRISES AND SEAMLESS CLOSINGS!

**513.519.2249** | [MasterHIServices.com](http://MasterHIServices.com)  
FULLY LICENSED FOR RADON MITIGATIONS



**TOP 1%**  
**MORTGAGE ORIGINATORS**  
**IN AMERICA** 🏠

## WHY CALL JEREMY POPE OF PARAMOUNT RESIDENTIAL MORTGAGE GROUP TODAY?

- As little as 3% down payment on Conventional loans with NO MORTGAGE INSURANCE
- Conventional loans down to 620 credit
- FHA loans down to 500 credit score
- 0% Down Payment Assistance loans available
- 0% Down payment VA and USDA loans
- In-house Credit Coaching
- Hands-on approach to helping to educate buyers and guide them throughout the mortgage process
- OUR SPECIAL \$10,000 SELLER GUARANTEE

Jeremy and his team keep a pulse on the mortgage industry and cater to clients with a special pre-approval process to help their offers stand out from other homebuyers. By conducting soft credit pulls that do not affect the client's credit score, along with gathering basic documents such as pay stubs and bank statements, they can send the application to underwriting without an address. If the underwriter approves the client's income, credit, and assets, Jeremy and his team provide a \$10,000 guarantee! This guarantee attests to the client's credibility and commitment to purchase a home. If the deal does not close due to income, credit, or assets, Jeremy and his team offers \$10,000 to the sellers!

**ALL WE DO IS WIN!**

**JEREMY POPE**, PRMG Loveland Team Branch Manager | NMLS # 874577  
 513.432.6971 | [jpope@prmg.net](mailto:jpope@prmg.net)



2022 PARAMOUNT RESIDENTIAL MORTGAGE GROUP CORPORATION, INC. IS AN EQUAL HOUSING OPPORTUNITY LENDER NMLS ID #75243. THIS IS NOT A COMMITMENT OF ANY KIND. LOAN APPROVAL, INTEREST RATE AND FEES ARE DEPENDENT ON APPLICANT'S CREDIT, COLLATERAL, FINANCIAL HISTORY AND PROGRAM AVAILABILITY. ALL LOANS SUBJECT TO UNDERWRITER APPROVAL. PRICING, TERMS AND CONDITIONS APPLY, SUBJECT TO CHANGE WITHOUT NOTICE - ALL RIGHTS RESERVED



### LISTING PHOTOS AT A MOMENT'S NOTICE

When you have sellers who are ready to hit the market NOW, you need a photographer you can count on to get there FAST.

Next Door Photos offers convenient online booking, with **lead times as little as TWO HOURS!**



Scan QR Code - Let's grab coffee, my treat

513-297-3328 | [cincinnati.nextdoorphotos.com](http://cincinnati.nextdoorphotos.com)  
[daniel.ziegler@nextdoorphotos.com](mailto:daniel.ziegler@nextdoorphotos.com)



DON'T LET  
 HIDDEN ISSUES  
 SINK YOUR SALE  
**LET OUR TEAM  
 GUIDE YOU!**



- Home Inspections
- Sewer
- Radon
- and more!



[LitehouseInspect.com](http://LitehouseInspect.com) • 513.800.0347

**AP1**



Agents Plus 1 | Transaction Coordination

Everyone Needs a Plus 1

513-482-0465 [help@agentsplus1.com](mailto:help@agentsplus1.com)

MEET

# JESSICA BAUER

WITH COMEY  
& SHEPHERD  
REALTORS®

IN REAL ESTATE THREE DECADES AND COUNTING!

WRITTEN BY  
ELIZABETH  
MCCABE  
PHOTO CREDIT:  
KRISTA SILZ OF  
CINCY PHOTO

“Back when I started real estate, we had no cell phones, Internet, or email,” recalls REALTOR® Jessica Bauer with Comey & Shepherd. However, Jessica had tenacity and ambition, which caused her to stand the test of time.

Originally from Upstate New York, Jessica moved to Cincinnati with her family in 1995. “I didn’t know anyone in this new town,” she recalls. Without a sphere of influence (or social media), she built her business the old-fashioned way – through hard work and referrals.

“Eighty percent of my business I get from past clients and referrals,” she comments. “I’m pretty blessed.” Clients love Jessica because of her availability and accessibility. “I can get back quickly. That’s my personality,” she shares. “I get it done. I’m efficient, honest, and direct with people.”

She understands the hustle and bustle of people’s lives, their unpredictable schedules with work and family, and the demands of an instant age. When moments matter, Jessica comes to the rescue. She welcomes her clients’ calls with her understanding nature



I LIKE WINNING FOR MY CLIENTS.

I'M PASSIONATE ABOUT GETTING THE JOB DONE.



and her heart to help others, even if that's late at night. She simply excels in service.

#### Following in Her Father's Footsteps

Jessica's interest in real estate began early, inspired by her father, who taught real estate classes as a part-time job in the 1980s. "He couldn't stay in the business full-time," she notes. However, his passion for it left a mark on Jessica.

After earning a business management degree from Hartwick College, she dove straight into real estate at the age of 22. "I always wanted to be a REALTOR®," she points out.

The industry looked vastly different in 1993 and it was harder to get established. Despite the challenges, she adapted, evolving alongside the industry while maintaining her independent approach. "I've never felt the need to form a team," she shares. Jessica excels in working one-on-one with clients, and she's progressed as technology has evolved.

What's remarkable about Jessica is that she has been with the same brokerage her entire career. She started as a RE/MAX agent, and when the brokerage transitioned to Comey & Shepherd REALTORS®, she remained loyal. "Our office is amazing. I'd never leave them," she says.

Her results speak volumes. Last year, Jessica closed over \$17.6 million in transactions, and she consistently achieves between \$15 and \$20 million annually.

#### The Secret to Success

Jessica's work ethic is unparalleled. "I've taken only about ten days off in 31 years," she says with a laugh. "Even when I travel, I stay on top of deals." She

attributes her success to staying focused, working efficiently, and maintaining a positive attitude.

For up-and-coming REALTORS®, Jessica advises persistence and humility. "Be OK with hearing 'no,' and stick with it. This business is tough, but if you work hard and learn from experienced agents, you can succeed."

Her favorite mantra? "Do everything in moderation." It's a philosophy she applies to life and work, ensuring she remains balanced while staying motivated.

#### Fun + Family

When she's not working, Jessica enjoys an active lifestyle. From a 7-year-old through a Division III college, Jessica swam competitively, even competing with her twin sister. "It was fun and it was social," she smiles. She also liked the structure it gave her as well as the physical fitness involved.

"I really love the water," shares Jessica. Although she isn't swimming laps anymore, expect to find her boating, traveling, and golfing. She likes spending time with her significant other, Steve, and her extended family.



Interestingly, her identical twin sister, Jennifer Barker, works as a mortgage loan officer with Reliant Home Mortgage. Jennifer's husband Kevin owns the mortgage company. Jessica shares, "My sister and I are very close. We've even worked together on many deals—it's a bit of a family affair!"

#### A Legacy of Excellence

Jessica's passion for helping clients find their dream homes is evident in every transaction. She

thrives on the thrill of winning, especially in today's competitive market. "I like winning for my clients. I'm passionate about getting the job done."

Consider Jessica a local expert who works all over town. Having knowledge of the area over three decades helps her clients, who may be new to the area.

With over 200 glowing reviews on Zillow, Jessica's reputation for professionalism and accessibility is well-earned. "I'm always just a call away, and I make it a point to get back to people quickly." It leaves a positive impression on clients.

After 31 years, Jessica Bauer's love for real estate hasn't waned. "I absolutely love it," she raves. This career has given her so much joy as well as purpose. This Top Producer can't imagine doing anything else, making a difference for countless clients and helping their homeownership dreams come true. Jessica still approaches her work with the same energy and passion she had as a young REALTOR®. She is still looking forward to the future of Cincinnati real estate!



MEET *Danielle  
Cunningham*

with KELLER WILLIAMS SEVEN HILLS REALTY

WRITTEN BY ELIZABETH MCCABE PHOTO CREDIT: TIM CORBETT-SPANAGEL

**Dedicated. Driven. Destined for success.**

Danielle Cunningham has been in real estate for 4 years and has already done amazingly well with increasing volume each year. Her heart for her clients and her refusal to give up has caused countless deals to go to the closing table.

She encourages those new to the industry, “Keep going. Don’t let people’s thoughts and opinions determine how you will do.” Danielle didn’t listen to naysayers and negativity. She jokes, “**Let your haters be your motivators and keep going.**”

She started real estate in 2021, when people told her it wasn’t the best time to get in the market. Instead of being discouraged, she was courageous. “I’ve done really well,” she candidly comments.

Danielle also works for her father’s construction business, Hunn’s Construction, as his administrative assistant for the last 5 years. “I got into real estate because of my father,” she shares. “Every blue moon, he builds a custom home. I wanted to be able to sell those custom homes when he decided to do so. He kept telling me and my sister to get into real estate. I took the leap and it’s been great ever since.”





“  
My good days  
outweigh my  
bad days,  
so I won't  
complain.”



**Cincinnati Roots**

Originally from Cincinnati, real estate was never really on the radar for Danielle. “I actually started working in the healthcare field,” she says. “I thought I would be a physician’s assistant.” She earned her Associate’s degree in Science and her Bachelor’s degree in Health Communication before having a change of heart.

“When COVID came, I was pregnant and didn’t want to be anywhere near hospitals. That’s when I shifted and began to work for my Dad,” she points out.

The medical community has always been a big part of her life, however. Sick as a child, Danielle spent many days in Children’s Hospital. She was an overcomer from her earliest days. “I proved the doctors wrong about what they thought I couldn’t do or what I could be.”

She drew inspiration from her mother, who frequently told her, “He [God] gives the hardest battles to the strongest soldiers.” Danielle notes, “That was me.” Her adversity and hardship have made her a better person. Her character has been forged through life’s trials as she learned to triumph. That approach has been instrumental to her business.

**Family and Passion**

Danielle credits much of her success to her family. She and her husband, Emmitt, have been married for four years and have two young children: Emmitt III, who is 4, and Demi, who is 2. “My son is a wild and crazy boy, while my daughter is soft-spoken and gentle,” she laughs.

Last year, Danielle and her family built their second home, an achievement she made possible through her career in real estate. “We bought our first home five years ago, and being able to get our second home was a milestone for us,” she shares.

Danielle’s siblings are also an integral part of her life. “We’re very close, and I talk to them every day. Family time is everything to me,” she says.

Outside of real estate, Danielle enjoys connecting with family and friends. She also takes pride in helping others. “I love being part of the problem-solving journey to help clients reach their goals, whether it’s first-time



homebuyers or sellers moving on to the next stage of life.”

**Words of Wisdom**

Danielle’s advice to others in the industry is simple yet powerful: “The only thing they can say is no. Don’t be afraid to ask.” She lives by her favorite quote, “My good days outweigh my bad days, so I won’t complain.”

As she continues to build her career, Danielle is also laying the groundwork for her next venture: forming a team at Keller Williams Seven Hills Realty. Her unwavering dedication and unstoppable drive make it clear that Danielle Cunningham is destined for even greater heights in the years to come.

Keep an eye on this rising star—her future in real estate is as bright as her determination.

# LiteHouse INSPECT

## *Is Raising the Bar on Home Inspections*

**Life is short.** Family time is precious. When a career cuts into your life with your loved ones, it's time to switch gears. Such was the case for John Brite, who decided to find a better way of life after working as a Certified Executive Chef.

WRITTEN BY  
ELIZABETH MCCABE  
PHOTO CREDIT:  
BRENNIA SMITH

After years of excelling in his corporate career and excelling in operation management, he knew it was time for a change. Overseeing many accounts across the Midwest, John was often away from home most of the week. It wasn't conducive to family life, sacrificing time with his wife Erin and their four children.

"John loves being a Dad and he wanted to be present in our lives and in the community here," explains Erin. He decided to blaze his own trail, one that allowed for work-life balance.

### **A New Beginning**

Determined to prioritize family and community, John drew on his upbringing and skills in various trades—project management, roofing, drywalling, and electrical work—and transitioned into the home inspection industry. In 2019, his dream became a reality as he and his wife, Erin, opened their business, LiteHouse Inspect. Together, they are raising the bar with inspections for residential and commercial properties.

"We wanted to create a business that allowed John to be present in our lives and our





shares. This work has given him the flexibility to do that.

LiteHouse Inspect is also deeply committed to giving back. The company has partnered with Family Promise of Butler County, a charity that keeps families together while they navigate homelessness. Last year, LiteHouse Inspect donated \$5,000 to support this mission. “Helping families live safely and grow together aligns perfectly with what we stand for,” Erin says.

**Advanced Technology Meets Personalized Service**

LiteHouse Inspect is distinguished by its use of cutting-edge technology and a client-focused approach. The company employs drone technology for roof inspections, crawlbots for tight crawl spaces, and thermal imaging cameras to detect hidden issues like energy inefficiencies or water intrusion. Despite these advancements, the team prioritizes a hands-on approach whenever possible, such as walking roofs and entering crawl spaces.

The professionals at LiteHouse Inspect are not just present to find problems; they’re there to educate. “John views home inspections as an honorable craft, and he’s passionate about raising the bar in this industry,” notes Erin.

The company also tailors its communication style to clients’ needs, recognizing that home buying is an emotional process. Erin, who has a background in social work, applies her expertise to guide clients through the



sometimes stressful journey of the inspection period.

“Home buying, in general, can cause high emotions,” she says. Fortunately, she is able to bring comfort to clients who may be navigating the home inspection process for the first time. Erin is also able to help the clients of real estate professionals through communication.

“Some clients want every detail explained over the phone,” she explains. Others prefer minimal interaction. “I adapt to whatever the client needs,” utilizing tools like their online scheduler and multiple communication platforms.

**Building a Legacy**

For Erin and John, LiteHouse Inspect isn’t just a business—it’s a legacy. “Our children have even expressed interest

in joining the company one day,” Erin says. “While we encourage them to follow their dreams, it’s exciting to think about LiteHouse continuing beyond our time.”

As part of their legacy-building efforts, John mentors aspiring home inspectors through InterNACHI®, the International Association of Certified Home Inspectors. “We have an abundance mindset. There are plenty of homes out there,” John says. “We want to raise the bar for this profession so it’s seen as the respected and rewarding career it is.”

**Family Matters**

When not working, it’s all about family to Erin and John. They are blessed with four children, including two high schoolers at Lakota West and twins at

the junior school. Their lives revolved around their children’s sports activities. “We are also involved in church and serving there, as well as being a part of the community,” shares Erin.

From fostering community ties to embracing innovation, LiteHouse Inspect embodies a vision of excellence, compassion, and family-first values. With a dedication to truth and transparency, they are shaping the future of home inspections—one home at a time.

**CONTACT US!**  
 Contact Them Today!  
 513-800-0347  
 litehouseinspect.com



they do and it shows with their enthusiasm and passion.

**Expansive Growth**

What started as a one-man operation has since flourished. Today, LiteHouse Inspect serves the Cincinnati and Dayton areas and is expanding into Kentucky due to high demand from real estate agents. The team now includes four additional inspectors, all carefully selected for their passion and alignment with a core component of LiteHouse’s mission: to be present for their families and communities.

community,” Erin explains. “John loves educating people, and home inspections were something he would excel at and would enjoy.”

Together, Erin works in operations and growth while John manages the team of inspectors. They love what

“Our first full-time hire, coming from the construction industry, wanted to be more available to his wife and their foster and adopted children,” Erin





Closing more loans for your unique clients?

Yep!



**Their money's good with us.**

For your clients with unconventional income streams, all the ways they're living the dream are good by us. Self-employment, temporary work, tips and other sources can add up to help them qualify—with a suite of loan options for them to choose from. And our flexible terms and low down payments give you more ways to close.

Contact me today to see how you can boost your volume and your business.

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Refinancing your mortgage may increase costs over the term of your loan. Restrictions may apply, contact Rate for current rates and for more information. (0824-2959909)

Operating as Guaranteed Rate, Inc. in New York.



**Ron Erdmann**  
Regional Manager/SVP of Mortgage Lending • NMLS # 728342  
O: (513) 609-4484  
rate.com/ronerdmann ron.erdmann@rate.com  
2101 Grandin Road, Suite A Cincinnati, OH 45208



EQUAL HOUSING LENDER Ron Erdmann NMLS #728342  
Applicant subject to credit and underwriting approval. Restrictions apply. Guaranteed Rate, Inc. dba Rate; NMLS #2611; For licensing information visit nmlsconsumeraccess.org. CA - Licensed by the Department of Financial Protection and Innovation under the California Residential Mortgage Lending Act GA - Residential Mortgage Licensee #20973 NJ - Licensed by the N.J. Department of Banking and Insurance OH - MB 804160

# TOP 150 STANDINGS

Individuals | By Volume Jan 1- Jan 31 as of February 13th, 2025 at 1:17PM

Rank	Name	Office	Total	Volume
1	Julie K. Back	Sibcy Cline	9	\$18,020,168
2	Allison Thornton	Sibcy Cline	5	\$12,410,000
3	Peter Chabris	Keller Williams Seven Hills Re	27	\$7,430,285
4	Ragan R. McKinney	Ragan McKinney Real Estate	17	\$7,366,324
5	Scott A. Oylar	Coldwell Banker Realty	9	\$6,149,252
6	Kevin E. Hildebrand	eXp Realty	13	\$5,814,400
7	Cindy J. Shetterly	Keller Williams Distinctive RE	9	\$5,456,900
8	Rick J. Finn	Coldwell Banker Realty	9	\$5,085,900
9	Michael C. Hinckley	Coldwell Banker Realty	4	\$5,054,000
10	Brittney Frietch	BF Realty	11	\$4,941,061
11	Rakesh Ram	Coldwell Banker Realty	11	\$4,592,000
12	Courtne' C. Brass	Coldwell Banker Realty	9	\$4,239,800
13	Andrew Gaydosh	eXp Realty	14	\$4,206,800
14	Ronald A. Bisher	Coldwell Banker Realty	8	\$3,884,900
15	Michelle E. Hudepohl	Coldwell Banker Realty	7	\$3,810,900
16	Austin R. Castro	Coldwell Banker Heritage	3	\$3,750,000
17	Mike Hildebrand	eXp Realty	8	\$3,471,500
18	Pete Kopf	Kopf Hunter Haas	3	\$3,340,000
19	Heather Alley	Keller Williams Advisors	4	\$3,323,000
20	Regina M. Hamilton	Sibcy Cline	6	\$3,114,245
21	Jack C. Hinckley	Coldwell Banker Realty	3	\$3,104,000
22	Renie L. Dohrmann	Sibcy Cline	1	\$2,961,000
23	Amy Hackett Roe	Coldwell Banker Realty	3	\$2,960,000
24	Heather McColaugh	BF Realty	7	\$2,925,000
25	Zach Singler	Re/Max Local Experts	6	\$2,903,600
26	Heather S. Kopf	Kopf Hunter Haas	2	\$2,870,000
27	Maximino J. Arroyo	Federle, Inc	2	\$2,800,000
28	Tina A. Burton	Sibcy Cline	6	\$2,780,500
29	Kelly Pear	Comey & Shepherd	2	\$2,695,000
30	Andrew M. Hersey	Fiv Realty	4	\$2,664,500
31	Sarah Robben	BF Realty	3	\$2,563,000
32	Javaria Usmani	Plum Tree Realty	5	\$2,562,000
33	Myles Greely	Keller Williams Community Part	8	\$2,539,900

**Disclaimer:** Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information.

# TOP 150 STANDINGS

Individuals | By Volume Jan 1- Jan 31 as of February 13th, 2025 at 1:17PM

Rank	Name	Office	Total	Volume
34	Patrick J. Cagney	Coldwell Banker Realty	8	\$2,525,000
35	Amy L. Vilardo	Coldwell Banker Realty	6	\$2,522,000
36	Brice K. Allen	Coldwell Banker Realty	4	\$2,516,741
37	Bob Dorger	Comey & Shepherd	4	\$2,422,000
38	Nat Comisar	Sibcy Cline	3	\$2,415,000
39	Jeanne M. Rieder	Hoeting, Realtors	5	\$2,393,800
40	Adam G. Marit	Real Link	8	\$2,343,495
41	Tyler A. Smith	Re/Max United Associates	4	\$2,298,000
42	Amanda J. Pertuset	Coldwell Banker Realty	4	\$2,290,000
43	Carl F. Tuke	Sibcy Cline	3	\$2,225,000
44	Noah Zipko	Re/Max Incompass	7	\$2,219,800
45	Carol Harris	Comey & Shepherd	1	\$2,200,000
46	Jeffrey G. Kenney	Coldwell Banker Realty	2	\$2,187,703
47	Nickolas G. Welage	Plum Tree Realty	6	\$2,125,500
48	Sandi N. Wethington	eXp Realty	6	\$2,114,400
49	Helena F. Cameron	Sibcy Cline	4	\$2,111,000
50	D. Craig Wilson	Wilson Realtors	4	\$2,110,000

Rank	Name	Office	Total	Volume
51	Michael Stylski	Comey & Shepherd	2	\$2,109,000
52	Robyn L. Rhein	eXp Realty	4	\$2,091,900
53	Molly E. Blenk	Comey & Shepherd	4	\$2,090,000
54	Holly Finn	Coldwell Banker Realty	5	\$2,053,400
55	Tammie A. Iverson	Keller Williams Seven Hills Re	1	\$2,050,000
56	Gail Coughlin	Coldwell Banker Realty	1	\$2,050,000
57	Mike Franz	Coldwell Banker Realty	1	\$2,050,000
58	Grayson Combs	Coldwell Banker Realty	3	\$2,030,000
59	Tyler McConnell	Comey & Shepherd	6	\$2,018,500
60	Daniel Baron	Keller Williams Advisors	7	\$2,000,300
61	Jill R. Fritz	Sibcy Cline	2	\$1,999,000
62	Gary L. Hamilton	Sibcy Cline	3	\$1,979,617
63	Anne V. Bedinghaus	Coldwell Banker Realty	7	\$1,974,400
64	Heather R. Herr	Private Real Estate Collection	4	\$1,970,000
65	Jon A. DeCurtins	ERA Real Solutions Realty	5	\$1,954,500
66	Christina R. Mcclatchey	Hoeting, Realtors	3	\$1,928,800
67	Patti Sibcy	Sibcy Cline	1	\$1,900,000
68	Flor D. McNally	Keller Williams Advisors	8	\$1,899,500
69	Michael P. Hines	Coldwell Banker Realty	2	\$1,898,607
70	James E. Pitzer III	Coldwell Banker Realty	4	\$1,890,694
71	Jason A. Sheppard	Coldwell Banker Realty	5	\$1,887,000
72	Kim M. Ackerman	Sibcy Cline	3	\$1,875,000
73	Robert R. Smith	Coldwell Banker Realty	8	\$1,865,000
74	Anna S. Bisher	Coldwell Banker Realty	5	\$1,864,900
75	Holly S. Maloney	eXp Realty	6	\$1,849,800
76	Jayme Knauff	ERA Real Solutions Realty	5	\$1,846,000
77	Maura K. Cagney-Tipton	Coldwell Banker Realty	6	\$1,835,000
78	Andrea L. Zellner	Coldwell Banker Realty	2	\$1,814,999
79	Neda Mehzad	Coldwell Banker Realty	1	\$1,799,000
80	Kelly M. Whelan	Sibcy Cline	3	\$1,785,075
81	Nick G. Guetle	Cincinnati Boardwalk, Inc	3	\$1,780,000
82	Ethan R. Bishop	Keller Williams Seven Hills Re	4	\$1,755,000
83	Monika Deroussel	eXp Realty	4	\$1,754,500
84	Judy S. Recker	Sibcy Cline	1	\$1,750,000

**Disclaimer:** Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information.

Creating a Stress Free Moving Experience

CHRIS HESS  
(614) 599-3693

CBUS TOP PICKS 2019

Forbes realtor.com

BBB ACCREDITED BUSINESS

BLACK TIE MOVING

www.blacktiemoving.com

AMERICA'S FASTEST-GROWING PRIVATE COMPANIES Inc. 500

# TOP 150 STANDINGS

Individuals | By Volume Jan 1- Jan 31 as of February 13th, 2025 at 1:17PM

Rank	Name	Office	Total	Volume
85	Eleanor D. Kowalchik	Keller Williams Pinnacle Group	4	\$1,740,000
86	Denise Y. Koesterman	Keller Williams Advisors	3	\$1,692,750
87	Carol A. Grubb	Comey & Shepherd	3	\$1,688,675
88	Cody King	Coldwell Banker Realty	5	\$1,684,900
89	Robbie Dorger	Comey & Shepherd	2	\$1,660,000
90	Denise L. Gifford	Keller Williams Advisors	6	\$1,658,000
91	Megan N. Blake	Sibcy Cline	1	\$1,650,000
92	Linda T. Destefano	Sibcy Cline	1	\$1,650,000
93	Gordon G. Green	eXp Realty	4	\$1,645,412
94	Michelle De La Vega	Coldwell Banker Realty	3	\$1,625,000
95	Blair B. Ritze	ERA Real Solutions Realty	2	\$1,620,000
96	Kate J. Bridgman	Comey & Shepherd	6	\$1,615,500
97	Robert DiTomassi	Comey & Shepherd	4	\$1,609,000
98	Julia Packer P. Wesselkamper	Coldwell Banker Realty	4	\$1,608,900
99	Sean P. Cole	Keller Williams Seven Hills Re	4	\$1,600,000
100	Jean M. Raga	eXp Realty	2	\$1,600,000

Rank	Name	Office	Total	Volume
101	Andrew H. Homan	Coldwell Banker Realty	3	\$1,583,000
102	Ingrid K. Likes	Coldwell Banker Realty	3	\$1,583,000
103	Samantha M. Kroener	Weichert, REALTORS- R.E 1790	4	\$1,574,000
104	Keli S. Williams	Sibcy Cline	3	\$1,566,807
105	Jillian Sprague	Plum Tree Realty	4	\$1,565,000
106	Amy L. Markowski	Real Brokerage Technologies	7	\$1,551,160
107	Nancy Folchi	Coldwell Banker Realty	2	\$1,550,660
108	Elizabeth B. Dowling	Comey & Shepherd	1	\$1,550,000
109	Jon L. Bowling	Re/Max Preferred Group	8	\$1,537,300
110	Brittney Lovdal	Keller Williams Advisors	5	\$1,534,000
111	Amy Taylor	Comey & Shepherd	3	\$1,516,000
112	Jessica R. Bush	ERA Real Solutions Realty	3	\$1,515,250
113	Evan Johnson	Cutler Real Estate	4	\$1,506,000
114	Firas H. Asha	eXp Realty	4	\$1,499,800
115	Kimberly K. Mansfield	Keller Williams Advisors	5	\$1,492,000
116	Christine M. Breitenbach	Comey & Shepherd	3	\$1,469,900
117	Gregory J. Stanley	Comey & Shepherd	1	\$1,465,000
118	Sondra M. Parker	Coldwell Banker Realty	2	\$1,450,000
119	Jason Reynolds	Re/Max Alpha Real Estate	5	\$1,448,900
120	Tyler R. Minges	Huff Realty	5	\$1,443,700
121	Brandi N. Howell	Private Real Estate Collection	6	\$1,431,400
122	Cynthia H. Taylor	Coldwell Banker Realty	2	\$1,411,650
123	Michael L. Murtland	Comey & Shepherd	5	\$1,408,500
124	Tedra Green	eXp Realty	3	\$1,400,412
125	Jen D. Hemmelgarn	Sibcy Cline	3	\$1,400,000
126	Dianna Caldwell	eXp Realty	3	\$1,390,000
127	Susan K. Welsh	Coldwell Banker Realty	4	\$1,357,000
128	Tom Deutsch Jr.	Coldwell Banker Realty	6	\$1,348,900
129	Kathy J. Kramer	Sibcy Cline	3	\$1,337,000
130	Tracy R. Wieland	Comey & Shepherd	2	\$1,325,000
131	Walter B. Gibler	Coldwell Banker Realty	4	\$1,301,000
132	Josephine J. Otoole	Coldwell Banker Realty	1	\$1,300,000
133	Wesley VanWinkle	Huff Realty	1	\$1,299,000
134	Beatrice M. Brown	Coldwell Banker Heritage	4	\$1,290,500

**Disclaimer:** Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information.

Is Your Listing Ready to Weather Any Storm?

Sword Roofing Can Help!



HELP YOUR CLIENTS  
CLOSE CONFIDENTLY -  
PARTNER WITH US!



CINCINNATI'S #1 TRUSTED ROOFING COMPANY    513-342-8584 • [SwordRoof.com](http://SwordRoof.com)

# TOP 150 STANDINGS

Individuals | By Volume Jan 1- Jan 31 as of February 13th, 2025 at 1:17PM

Rank	Name	Office	Total	Volume
135	Michael L. Vazquez	ERA Real Solutions Realty	2	\$1,288,000
136	Victoria Torgersen	Coldwell Banker Heritage	4	\$1,276,000
137	Lauren K. Root	eXp Realty	3	\$1,276,000
138	Eleazar Contreras	Comey & Shepherd	6	\$1,266,500
139	Kara L. Whitesell	eXp Realty	3	\$1,264,900
140	Ruben Contreras	Comey & Shepherd	6	\$1,256,000
141	Tammy K. Thome	Keller Williams Seven Hills Re	3	\$1,253,500
142	Lisa A. Tesmer	Comey & Shepherd	4	\$1,253,000
143	Chris R. Waits	Sibcy Cline	4	\$1,252,500
144	April L. Rich	Coldwell Banker Heritage	3	\$1,245,000
145	Eric Sztanyo	Keller Williams Advisors	2	\$1,240,300
146	Lisa McCarthy	Coldwell Banker Realty	5	\$1,232,500
147	Zachary Obrecht	eXp Realty	3	\$1,228,950
148	Candace N. Burton	Sibcy Cline	3	\$1,228,000
149	Meredith DeWitt	BF Realty	2	\$1,215,000
150	Mitchell Ram	Coldwell Banker Realty	3	\$1,202,000

**Disclaimer:** Information is based on reported numbers to the Cincinnati REALTORS® through the MLS, as indicated above by the date range listed on the actual date the numbers were run. Transactional reporting is not static, as numbers vary based on the way they are reported by the REALTOR®. Accuracy is also affected by the date transactions are reported, which affects all parties involved in a transaction. New construction or numbers not reported to Cincinnati REALTORS® through the MLS within the date range listed are not included. Cincinnati REALTORS® are not responsible for submitting this information.

## THE GOLD STANDARD

**IN MAGAZINE**  **& AD DESIGN**

But don't just take our word for it. Take *theirs*.






n2co.com

# LEVEL UP

## YOUR LOOK!

We Focus on Elevating your listings to help you sell faster! Proof is in the media.



3D Tours & Floorplans



Aerial & Video Tours



Virtual Staging & Twilight Enhancement

**CincyPhotoPro.com**  
**513-741-8860 (call)**  
**513-741-8826 (text)**



**HEADSHOTS // TEAM PHOTOS**  
**DETAIL SHOTS // HD PHOTOS**

# RUOFF TECHNOLOGY

With industry leading technology, we make sure your loan process moves swiftly so you can close quickly and settle in sooner.

- Avoid hand-signing page after page at closing.
- Apply your digital signature to nearly all your documents in seconds.
- Use a computer, mobile phone, or tablet.
- Know your signature is secure with special encryption and extra layers of security.



**Digital Closing**  
Experience





**Cody Coomer**  
 Senior Loan Officer  
 NMLS: 1019463 OH: MLO.042319.001

**c: 513.479.4630**  
 cody.coomer@ruoff.com

Ruoff Mortgage Company, Inc. d/b/a Ruoff Home Mortgage, is an Indiana corporation licensed by the Indiana Department of Financial Institutions (DFI). For complete licensing information visit: <http://www.ruffco.com/indiana-access.org/EntityDetails.aspx?COMPANY/141568>. This is not an offer for extension of credit or a commitment to lend. All loans must satisfy company underwriting guidelines. Information and pricing are subject to change at any time and without notice. Equal Housing Lender. NMLS# 141568 01/05/2020



**Robert Mahaffey,**  
President • NMLS 26082

Specializing In Customizing Mortgage Solutions  
For Both Purchase And Refinance Transactions.

**TOP 1% MORTGAGE ORIGINATOR**

- 24/7 Preapproval Service
- Zero Loans Declined  
Once Submitted
- Loans Down To 580 Credit Score



(513) 806-2635 • WWW.ROBERT.MORTGAGE  
6964 TYLERSVILLE RD., STE. B • WEST CHESTER, OH 45069  
NMLS 304138



Scan To Learn More