AGENT PARTNER GUIDE

J3 HOME SERVICES.

Your Clients. Fully Managed.

The concierge home maintenance partner trusted by North Dallas families.

25 YEARS OF HOME EXPERTISE - LICENSED - BONDED - INSURED NORTH DALLAS

ONE CALL - EVERYTHING HANDLED

HOME TRACE™

CARFAX-STYLE HOME MAINTENANCE RECORDS

Every J3 visit is logged. Every repair documented. Every system tracked — building a verified maintenance history tied to the property. When it's time to sell, your client has proof their home has been professionally cared for.

PRE-LISTING MARKET PREP

- Full pre-listing walkthrough and punch list
- Minor repairs, drywall, caulking, fixtures
- Paint coordination and touch-ups
- Vendor coordination — one call, not six
- Inspection repair clearance for escrow

Small details handled before they become closing delays.

Buyers pay more for a home with a record they can trust.

Roof
Replace shingles · repair flashing · fix leaks · clear moss
Can recover 60–100% of cost

Exterior & Curb Appeal
Fresh paint · power wash · landscaping · front door
Among the highest ROI improvements

Interior Paint & Walls
Patch holes · neutral repaint · fix baseboards and trim
Cheapest upgrade, biggest visual payoff

Plumbing
Fix faucets and toilets · replace supply lines · drains
Removes easy buyer objections at inspection

Electrical
Replace outlets/switches · GFCI · update fixtures · label panel
Avoids inspection repair requests

HVAC
Tune-up · replace filters · clean vents · thermostat repair
Documented history builds buyer confidence

Flooring
Refinish hardwood · replace carpet · repair tile · install LVP
Dramatically improves showing appeal

Kitchen & Bathrooms
Cabinet hardware · faucets · lighting · re-caulk sinks and tubs
"Updated home" feel without full remodel costs

You take care of your clients. We'll take care of their home.

J3 Home Services gives your buyers one trusted team for everything — ongoing maintenance, on-call repairs, and vetted trade partners — starting with a personal intro visit that documents every room, every system, and every detail of their home.

HOW AGENTS PARTNER WITH US

One introduction. *We handle the rest.*

1

At Closing
Mention J3 and pass along our handout — simple introduction that plants the seed.

2

We Take Over
We handle all onboarding, scheduling, service, repairs, and communication — beginning with a full home intro visit.

3

You Stay Top of Mind
Every seasonal visit keeps your name in front of your client — all year, every year, long after closing.

PROPERTY MANAGEMENT & TURNOVERS

TURNOVERS & VACANCY PREP

Vacant or occupied. *We've got it covered.*
From turnover to tenant maintenance — we handle it all so property managers and investors don't have to.

- Move-out walkthrough and documentation
- Punch list creation and prioritization
- Drywall, paint, and fixture replacement
- Cleaning and vendor coordination
- Pre-listing prep before re-leasing or sale

OCCUPIED PROPERTY SERVICES

Tenants have maintenance needs too.
Property managers can enroll each rental into a J3 membership — or order services à la carte. We handle all scheduling and communication with tenants directly.

- Ongoing maintenance & seasonal visits
- Tenant repair requests and coordination
- Minor plumbing, electrical & HVAC upkeep
- Responsive repairs without the vendor juggle



Meet Jason Jones, Owner of J3 Home Services

With over 30 years in construction, homebuilding, warranty work, and general contracting, Jason Jones created J3 Home Services after hearing the same need from homeowners again and again: *"I just need someone I can trust."*
J3 Home Services gives North Dallas homeowners one reliable resource for home maintenance, repairs, and trusted trade support — helping make homeownership easier, less stressful, and fully managed.

J3 Home Services
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The relationship doesn't end at closing, J3 keeps their home handled.