

Joel Semanko

CDRE – Certified Divorce Real Estate Expert

Broker/Owner, Semanko Realty Group, LLC.

www.SemankoRealtyGroup.com | Serving Counties: Skagit, Whatcom, Island, Snohomish, King

Cell: 360-941-1164 | Fax: 360-424-1237 | Email: Joel@SemankoRealtyGroup.com

Joel Semanko is the Owner/Broker of Semanko Realty Group, LLC and the Owner of Divorce Real Estate Advisors, a division of Semanko Realty Group, LLC. He has over nine years of experience with residential, foreclosure, and divorce sales, along with a specialization in precise market valuations. In addition, Mr. Semanko also has 25 years of experience in property management, advertising, sales and acquisitions of real property in the Metro Seattle and surrounding Puget Sound region. He is fully versed and proficient with all aspects of Real Estate property disposition and management. Over the course of his career, Mr. Semanko has personally sold over 425 homes representing in excess of 200 million in real property sales. His guiding principle is: *“Wisdom is knowing the right path to take. Integrity is taking it.”*

Joel Semanko’s credentials include the coveted Certified Divorce Real Estate Expert certification from The Illumni™ Institute. This credential requires over 50 hours of in-class face-to-face instruction and six months of documented continuing education by multiple real estate professionals and prominent family law attorneys specific to real property matters and those issues involved in a divorce.

PROFESSIONAL EXPERIENCE

Broker/Owner Semanko Realty Group 2007 - Present

- Serving Seattle/Tacoma and Greater Puget Sound Regions
- Real estate broker buying and selling homes, land, and multi-family properties

Rent Magazine

- Account Manager 1995 - 2007
- Assisted clients in fully leveraging the resources that Rent Magazine offered landlords and property owners

PROFESSIONAL QUALIFICATIONS

- CDRE – Certified Divorce Real Estate Expert, Illumni™ Institute
- CNE - Certified Negotiations Expert
- Certified Distressed Property Expert
- VA – Accredited Military Specialist
- Licensed Realtor® since 2011
- Licensed Broker since 2011

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EDUCATION

George Mason University

- School of Business

2019: The Illumni Institute Master Course, Graduate

- The Anatomy of Divorce
- The Landscape of Divorce Finance
- Introduction to Divorce Court
- The Ethics of Certified Divorce Real Estate Experts
- Communicating as a Neutral Expert
- How To Sell A House In Conflict
- CDRE™ Fair Market Valuations

2019/2020: Bar Association VLE/CLE

- Commercial Real Estate Purchase and Sales Agreements/Leases
- Conflicts, Duty of Loyalty, Confidentiality and Candor in Real Estate Transactions
- Washington's New Uniform Common Interest Community Act
- Title Insurance Differences/2006 ALTA Commitment form and 2016 ALTA Commitment form
- Title 11 Guardianships & Washington State's New Uniform Guardianship Act
- Chasing Approval: The CARES Act's Effect on Buy-Outs in Divorce
- The Weight of Representation: Vicarious Trauma's Effect on the Attorney-Client Relationship
- The Baby Zoomers: COVID's Ripple Effect on Custody, Schooling, and Holiday Travel

MEMBERSHIPS AND AFFILIATIONS

- Member in Good Standing – NPSAR (North Puget Sound Association of Realtors)
- Member in Good Standing – NWMLS (Northwest Multiple Listing Service)
- Equator Platinum Certification ID # 1774003
- Member in Good Standing – NAR (National Association of Realtors)
- Member of ResNet, Equator Platinum Certification, REOTrans, Home Tracker
- REOVM and other REO platforms

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PUBLICATIONS AND PUBLIC SPEAKING

As an author, Joel shares his proven marketing strategies for home sellers to use to sell their homes quickly and for top dollar. He has gathered the most important points of the process: from getting your house ready to market; to navigating the sales and escrow process; to moving on to the next phase of your life. His clients find his “common sense” approach to real estate indispensable. As an experienced public speaker, Joel is known for his natural teaching, training and outreach efforts in the community. His marketing instinct and neutrality have earned him the respect of his clients, colleagues and friends.

- **Authored Book: Best Selling Options in a Divorce**
- **Authored Book: Secrets Every Homeowner Needs to Know**
- **Authored Book: Secrets for Selling Homes Others Failed To Sell**
- **Authored Book: A Guide to Navigating Your Inherited Home Sale**

PERSONAL INTEREST

Joel lives in the Skagit Valley with his wife, Andrea, and their faithful dog, Midge. He is the father of two adult children and a new grandfather. He enjoys the natural beauty of the Pacific Northwest and traveling globally. Hiker, boater, fisherman and outdoor enthusiast, Joel lives everyday by the motto, “*The only thing in life that will destroy anything in your life is fear of it!*”

DIVORCE REAL ESTATE INSTITUTE

This is to certify that

Joel Semanko

has satisfactorily completed the 10-hour Divorce Real Estate Principles Course,
40-hour live Divorce Real Estate Master Course, and all other mandatory requirements

to be hereby declared as a

CERTIFIED DIVORCE REAL ESTATE EXPERT

as of this day on October 11, 2019.



Laurel Starks
Founder
Divorce Real Estate Institute



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INSTITUTE

