



BUYER GUIDE

Let's Make
Home *Happen*



HEY THERE!

I'm so excited
to be walking the
road to home
with you.

Finding just the right home can be a daunting process. But it should also be exciting and big dream-inducing!

I'm here to make the process as seamless as possible - starting with this handy Buyer Guide. Let's get started!



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For the quickest response, please send a text message.

KICKOFF CHECKLIST

These few tasks will have you ready to make an offer as soon as you find The One.

■ GET PRE-APPROVED

Shop around! Be sure to speak with a few lenders and see what rates and types of programs they can offer. I'm happy to provide some recommendations.

■ SIGN WWREA FORM

This form explains the various agency roles in a transaction. By signing, you are simply confirming receipt of the disclosure.

■ FILL OUT QUESTIONNAIRE

This questionnaire will help me find you a home that meets your needs and, hopefully, fulfills some dreams, too.

■ SET UP A SEARCH

This step is actually for me. Now that we know what you want, it's time to find it! I'll set up a search that sends you any listings that might be a good fit.

■ LOOK AT HOMES

Let's get into some homes and explore different neighborhoods. And when the right one comes along, we'll be ready for it.

QUESTIONNAIRE

HOW LONG HAVE YOU BEEN LOOKING FOR A HOME?

HAVE YOU SEEN ANYTHING YOU REALLY LIKE?

IF YOU WON THE LOTTERY, AND MONEY WAS NOT A CONCERN, WHICH HOME WOULD YOU BUY?

- A SPRAWLING RANCH ON PLENTY OF ACREAGE
- A CITY PENTHOUSE
- AN OCEANFRONT BEACH HOUSE
- A 10,000 SQ FT SUBURBAN MANSION
- A HISTORIC VICTORIAN

WHAT IS MOST IMPORTANT TO YOU ABOUT THE LOCATION YOU LIVE IN?

WHAT ARE YOU LOOKING FOR IN A YARD? SPACIOUS, FENCED, MATURE LANDSCAPING, ETC.

QUESTIONNAIRE

WHAT FEATURES ARE MOST IMPORTANT TO YOU IN CHOOSING A HOME? CHOOSE TOP 3

- SIZE
- LOCATION
- LUXURY FINISHES
- LARGE PROPERTY
- CHARM
- AFFORDABLE PRICE
- NEIGHBORHOOD AMENITIES
- SOMETHING ELSE _____

WHAT ARE YOUR TOP 3 NON-NEGOTIABLE MUST-HAVES?

WHAT ARE YOUR DEAL BREAKERS & THINGS YOU'D RATHER AVOID?

DO YOU PREFER AN HOA COMMUNITY?

- YES
- NO

QUESTIONNAIRE

WHAT IS YOUR IDEAL HOME SIZE?

- 1,000 SQ FT OR LESS
- 1,000- 2,000 SQ FT
- 2,000 - 3,000 SQ FT
- OVER 3,000 SQ FT

HOW MANY BEDROOMS DO YOU PREFER?

- 1-2
- 3-4
- 5+

WHEN ARE YOU LOOKING TO MOVE?

WHAT AREAS ARE YOU MOST INTERESTED IN LOOKING?

DO YOU NEED TO SELL YOUR CURRENT HOME BEFORE PURCHASING A NEW ONE?

- YES
- NO

WHAT ARE THE MOST IMPORTANT THINGS I CAN DO TO HELP?

QUESTIONNAIRE

HAVE YOU BEEN PRE-QUALIFIED FOR A LOAN?

YES

NO

WHO IS YOUR LENDER?

WHAT AMOUNT HAVE YOU BEEN PRE-QUALIFIED FOR?

WHAT IS YOUR IDEAL MONTHLY HOME PAYMENT?

WHAT TYPE OF LOAN HAVE YOU BEEN PRE-QUALIFIED FOR?

CONVENTIONAL

FHA

VA

USDA

ARE YOU A FIRST TIME HOME BUYER?

YES

NO

WHAT IS YOUR PREFERRED METHOD FOR CONTACTING YOU?

PHONE _____

EMAIL _____

TEXT



THE WISHLIST

THE BASICS

Top 3 Neighborhoods

FINANCIALS

Pre-approval amount _____

Loan type _____

Ideal price range _____

Ideal monthly payment _____

Type of Home Single family Townhouse Condo Ranch

School district _____

of Bedrooms _____

Square footage _____

of Bathrooms _____

NOTES

MUST-HAVE

NICE TO HAVE

DEAL BREAKER

New Construction

Fixer-Upper

HOA

Community Pool

Large Yard (.5 acre +)

Fenced Yard

Garage

Deck or Patio

Open Floor Plan

Spacious Pantry

Flex Room