

HOMEBUYER'S GUIDE

DISCOVERING YOUR NEW HOME!

MovingToRichmondVirginia.com



Looking for
your



PERFECT HOME?

Every day, I help clients find their dream home!

This simple checklist will get you ready to take your first step on this exciting adventure.

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A photograph of a modern living room. In the foreground, there is a tufted, light-colored armchair. Behind it, a large window with white trim looks out onto a green landscape. To the left of the window is a fireplace with a stone surround. The ceiling features dark wooden beams. The overall atmosphere is bright and airy.

STEP 1

GET EXCITED

Hooray! You're about to start your house hunt - it's sure to be fun & exciting! Moving can be stressful, but I promise that with me by your side, I'll make it fun & an all-around **extraordinary experience...** every step of the way!

804-380-6041

STEP 2

SELECT A LENDER & GET PRE-APPROVED

Your home search starts with contacting a mortgage lender that you like and trust.

The lender will have you complete an application and get pre-approved. The process is simple and often can be done over the phone or online.

Once pre-approved, you will know exactly how much you're qualified to spend.

STEP 3

ESTABLISH YOUR BUDGET

With the pre-approval finalized, you determine the amount you actually *want* to spend (and how that equates to your monthly mortgage payment).

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STEP 4

MAKE YOUR WISH LIST

Let's Have Some Fun!

Each buyer has unique needs and wants. What about you...

- Preferred location
- Number of bedrooms
- Number of bathrooms
- Style of home
- Age of home
- Size of yard
- Neighborhood characteristics
- Other _____

DREAM HOME

Need some help
creating your
WISH LIST?



Go to:

[DogwoodHomesRealty.com](https://www.dogwoodhomesrealty.com)



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STEP 5

MAKE A WINNING OFFER

Having the right real estate agent is critical to making a winning offer - one that the seller is eager to accept.

I can help you write a strong offer in a competitive market! Some things to consider include:

- Your budget
- Comparable home sales
- Length of time on the market
- Condition of the home & property
- Amenities & upgrades
- Location

STEP 6

SCHEDULE YOUR INSPECTIONS

Shortly after your offer is accepted, you'll have the opportunity to schedule your new home inspection.

The inspector will provide you with a detailed report.

You'll review the report and discuss with me any items you'd like to ask the seller to fix before closing.

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BUYER

QUICK

TIP



Don't be alarmed at the length of the inspection report. A comprehensive report tells you exactly what you're buying.

The average inspection report is usually 50+ pages and contains photographs and specific inspector recommendations.

STEP 7

YOU'VE JUST BOUGHT A HOUSE - IT'S CLOSING DAY



Congratulations!

A pre-closing walk-thru of your new home will ensure everything is A-ok.

Usually, the following day you'll visit the closing company's office where you'll sign any necessary documents...

With keys in hand, you will be ready to unlock your happily ever after!

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WANT TO KNOW MORE?



If you'd like more info about the homebuying process, contact me today!



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