Essential Guide for Finding Your Dream Home

BUYER'S GUIDE

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ABOUT US

JuLeah Designs

REALTOR®

Hi there!

My name is [Name], and I am a passionate real estate agent who loves to help clients find their dream home. With my experience in the industry, I have developed a deep understanding of the local market and pride myself on my ability to provide top-notch service to my clients. My approach is centered around building strong relationships with my clients and getting to know their unique needs and preferences. I am dedicated to providing personalized attention, excellent communication, and a commitment to ensuring a smooth and stress-free transaction. I am honored to be a part of your home buying or selling journey and look forward to working with you!

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HOME BUYING PROCESS

1 **FIND A REAL ESTATE AGENT**

Choose a real estate agent to help you navigate the market, find properties that fit your needs, and guide you through the process.

2 **PREPARE YOUR FINANCES**

Determine your budget, get pre-approved for a mortgage, research neighborhoods that fit your budget and lifestyle

3 **START YOUR SEARCH**

Use online real estate websites, attend open houses, and work with your agent to find and see homes that fit your criteria.

4 **MAKE AN OFFER**

Once you find a home you like, work with your agent to make an offer. The offer should include the purchase price, contingencies, and possibly a deadline for the seller to respond.

5 **GET A HOME INSPECTION**

Hire a licensed home inspector to evaluate the condition of the home and identify any issues that need to be addressed.

6 **GET A HOME APPRAISAL**

A home appraisal is an evaluation of the property's value by a professional appraiser. The appraiser will consider factors such as the home's size, location, condition, and comparable sales in the area.

7 **CLOSE THE DEAL**

Once the seller accepts your offer, work with your agent, lender, and attorney to finalize the transaction.

8 **MOVE IN**

Congratulations, you're now a homeowner! Coordinate with movers and utilities to make a smooth transition into your new home.

One fact about buying a house is that it can be a significant investment that may appreciate over time, providing the potential for long-term financial stability and wealth-building opportunities.

TERMS TO KNOW

LISTING AGREEMENT

A contract between the seller and the real estate agent, which outlines the terms and conditions of the agent's services to sell the property.

EQUITY

The difference between the current market value of the property and the outstanding mortgage balance.

APPRAISAL

An estimate of the value of the property performed by a licensed appraiser to determine its fair market value.

HOME INSPECTION

A detailed examination of the property by a licensed home inspector to identify any potential issues that could affect the sale or value of the property.

CONTINGENCY

A condition that must be met in order for the sale to proceed, such as the buyer obtaining financing or the completion of a satisfactory home inspection

OFFER

A proposal to buy a property, including the price and terms of the sale.

DUE DILIGENCE FEE

A negotiated fee giving the buyer the right to perform Due Diligence within a specific time period. NC & SC Due Diligence differ.

EARNEST MONEY

A deposit made by the buyer, held in escrow, to show their commitment to purchase a property.

CLOSING COSTS

Fees associated with the sale of the property, including title search, transfer taxes, attorney fees, and other expenses.

DISCLOSURE

The seller's obligation to disclose any known defects or issues with the property that could affect its value or safety.

TITLE

The legal right to own and sell the property, which is conveyed to the buyer at closing.

DEED

The legal document that transfers ownership of the property from the seller to the buyer.

UNDER CONTRACT

A stage in the sale process where the seller has accepted an offer, but the sale has not yet been finalized.

CLOSING

The final step in a real estate transaction where the buyer pays for the property and the seller transfers ownership.

08 STEPS TO BECOMING A HOMEOWNER

1. FIND A REAL ESTATE AGENT
2. PREPARE YOUR FINANCES
3. START YOUR SEARCH
4. MAKE AN OFFER
5. GET A HOME INSPECTION
6. GET A HOME APPRAISAL
7. CLOSE THE DEAL
8. MOVE IN

LIKE WHAT YOU SEE?
There’s plenty more inside.

This preview gives you a look at the overall design, layout, and flow of the guide — but it’s only the beginning.

The complete Buyer or Seller Guide includes approximately 50 professionally designed pages, taking your clients through the buying or selling journey from start to finish.

Beyond the process overview you’ve seen here, the full guide dives deeper into each step of the process, giving your clients clear, helpful information about what to expect along the way.

Ready for the complete guide?