REALTOR®

Brandon Childress

WILLIAMSBURG, VA

The Road to HOME

YOUR PATH TO SUCCESSFULLY BUYING YOUR NEXT HOME



LIZ MOORE & ASSOCIATES

HELLO



I AM
BRANDON CHILDRESS
REALTOR®

REALTOR®
Brandon Childress
WILLIAMSBURG, VA

THE *RIGHT* AGENT MAKES ALL THE DIFFERENCE

I spent over fifteen years in hospitality before I ever held a real estate license — curating memorable occasions, running restaurants, taking care of of people who were often far from home.

That job teaches you one thing above all else:

Anticipate what someone needs before they have to ask for it.

That's the instinct I bring to every buyer I work with.

As a Williamsburg Native, my family roots dating back for generations.

That matters when looking for the perfect place to call home.

Buying a home is likely the biggest financial decision you'll make. It deserves someone in your corner who does this every day,

Signed, Sealed, Sold.

BUYING *CONSULTATION*

IT'S ALL ABOUT YOU

This first meeting is all about understanding your needs and concerns as a buyer. If you've thought about your priorities beforehand, it will help us get started effectively. I'll also provide you with valuable market insights to guide your search.



During our consultation, I will:

- Goals, timeline & Concerns
- Explain the buying process
- Property search peramiters

To make the most of our time, please think about:

- Your ideal moving timeline: Are you looking to buy quickly or do you have more flexibility?
- Your financial parameters: What's your budget and what are your financing pre-approval details?
- Any concerns about the buying process or specific neighborhoods: Jot down any questions you have.

By the end of our consultation, you can expect:

- A clear understanding of the home buying process.
- An initial outline of your potential property search strategy.
- Confidence in my guidance and support.
- Preliminary insights into the current market and what to expect.

From there, we have a few paths we can take:

- **We're a Great Fit:** We decide to partner up, sign the buyer representation agreement, and then I'll develop a personalized plan to find your ideal home.
- **I'm Not the Right Fit:** If my approach isn't what you need, that's perfectly okay. I'm happy to answer any remaining questions and provide referrals if needed.
- **I may suggest a different approach:** I might recommend exploring different types of properties or areas that better align with your goals. Your success in finding the right home is my priority, even if it means suggesting an alternative path.

I'm here to be a resource for you, whether you choose to work with me or not.



BUYER'S AGENT COMPENSATION

It's important to understand how buyer's agents are compensated in today's market. New rules mean you have more control over the process.

HOW THINGS HAVE CHANGED:

Traditionally, the seller paid the buyer's agent's compensation, which was included in the listing price. Currently, while sellers may still offer to pay buyer's agents, it's increasingly common for buyers to negotiate their agent's compensation directly. This approach allows for more customized agreements and greater transparency.

POSSIBLE PAYMENT SCENARIOS:

- **Seller-Paid Compensation:** Some sellers may offer to compensate the buyer's agent, covering the buyer agent's fees.
- **Buyer-Paid Compensation:** If the seller doesn't offer compensation, you may be asked to pay the buyer agent's fee, which will be agreed upon in advance.
- **Negotiated Compensation:** In some situations, the agent's compensation might be negotiated as part of your offer to the seller.

TRANSPARENCY IS KEY:

We will clearly discuss the compensation structure with you upfront, outlining all possibilities in a written agreement. This ensures that both parties are aligned from the start.

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NAVIGATING THE

BUYER-AGENT AGREEMENT

Before searching for your dream home, it's crucial to establish a solid foundation. This is established with the Buyer's Agent Agreement, ensuring a smooth and successful home-buying experience.

WHAT IS A BUYER'S AGENT AGREEMENT?

Before we start searching for your dream home, let's discuss the Buyer's Agent Agreement. This agreement helps us work together smoothly and successfully.

STARTING WITH A SOLID FOUNDATION

Due to the recent NAR settlement, new rules require us to sign this agreement upfront so you have more control, transparency, and clarity over how agent fees are handled. Signing this agreement upfront ensures we are aligned from the start.

KEY ELEMENTS OF THE AGREEMENT:

- **My Services:** I will help you find homes, set up showings, negotiate offers, and guide you through closing.
- **Your Role:** You will be available for showings and make timely decisions.
- **Exclusivity:** You agree to work only with me during our set timeframe, so I can fully focus on your home search.
- **Duration:** The agreement lasts for a set period but can be adjusted as needed.
- **Compensation & the MLS:** Buyer agent compensation is no longer listed on the MLS, but we can still discuss it directly. Sellers and buyers can negotiate these details as part of the transaction.

BENEFITS OF A BUYER'S AGENT AGREEMENT:

- **We're on the Same Page:** The agreement makes everything clear.
- **I'm Your Advocate:** I'm here to support you and protect your interests.
- **Fits Your Needs:** We can adjust the agreement to work for you.
- **Less Stress:** You'll have a pro on your side, making the process easier.

OPEN COMMUNICATION AND NO PRESSURE:

My priority is to ensure you're fully informed and comfortable throughout this process. I encourage you to ask questions and raise any concerns about the Buyer's Agent Agreement. This partnership is built on trust and transparency, and there’s no obligation to sign until you're absolutely ready.

MOVING FORWARD WITH CONFIDENCE:

This agreement ensures we work together effectively. Once you’re ready to sign, we can officially start your home search!



YOUR HOME, *OUR* PRIORITY:

FINDING YOUR DREAM HOME

Buying your home is a big decision, and I want to make it seamless. Let's talk about what matters most to you, your goals, and what you're looking for in your new home. This will help me guide you through the process.

Buyer Contact Info:

BUYER FIRST NAME:

BUYER LAST NAME:

PHONE:

EMAIL:

SHOWING AVAILABILITY:

Buyer Contact Info:

BUYER FIRST NAME:

BUYER LAST NAME:

PHONE:

EMAIL:

SHOWING AVAILABILITY:

Buyer Details:

ARE YOU A FIRST TIME BUYER?

☐ YES ☐ NO

DO YOU HAVE A HOME YOU NEED TO SELL?

☐ YES ☐ NO

ARE YOU PRE-APPROVED?

☐ YES $ _____ ☐ NO

SIGNED A BUYER AGENT AGREEMENT?

☐ YES ☐ NO

Your Timeline:

WHAT IS YOUR IDEAL MOVE-IN DATE?

Your Target Price:

PRICE RANGE:

Your Desired Home Details:

BEDROOMS:

BATHROOMS:

SQFT:

CAR GARAGE:

LOT SIZE:

STYLE OF HOME:

NEIGHBORHOOD:

SCHOOL DISTRICT:

HOME CONDITION:

☐ MOVE IN READY ☐ MINOR UPDATES ☐ FIXER UPPER

SPECIFIC NEEDS REGARDING ACCESSIBILITY:

DO YOU HAVE PETS?

NEED A DEDICATED OFFICE SPACE?

SPECIFICS YOU WOULD LIKE TO AVOID:

YOUR HOME, MY PRIORITY:

Exterior Features:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Interior Features:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Kitchen:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Living Areas:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Bedrooms:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Bathrooms:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Backyard:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Front Entry:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED

Additional Preferences:

_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED
_____ ☐ NEED



Ten Steps To Home

SIMPLIFYING THE JOURNEY

01

Consultation & Sign Agreement

We'll start with a consultation to understand your needs and goals. Then, we'll sign a Buyer's Agent Agreement, officially starting our collaboration and outlining how I'll represent your best interests.

02

Secure Financial Pre-Approval

Getting pre-approved for a mortgage is crucial. This step defines your budget, shows sellers you're a serious buyer, and gives you confidence during your search.

03

Define Your Dream Home

Let's talk specifics! We'll detail your must-haves, preferences for location, size, style, and features to create a targeted search profile for your ideal property.

04

Search for Properties

Using your criteria, I'll actively search the market, leveraging MLS access, network connections, and even off-market opportunities to find homes that fit your needs. You'll receive personalized alerts for new listings.

Ten Steps To Home

SIMPLIFYING THE JOURNEY



05

View and Evaluate Properties

Time to explore! We'll schedule showings for promising properties, allowing you to experience them firsthand, ask questions, and evaluate their potential to be your future home.

06

Craft a Competitive Offer:

Once you've found the right home, I'll provide market insights and guide you in structuring a strong, attractive offer designed to appeal to the seller while meeting your goals.

07

Negotiate Effectively:

Offer submitted! I'll use my negotiation skills to communicate with the seller's agent, working to reach a mutually agreeable price and terms that protect your interests.

08

Secure Financing & Lock Rate:

With an accepted offer, you'll work with your lender to finalize your mortgage application, submit required documents, and lock in your interest rate.

09

Conduct Due Diligence:

Protect your investment! We'll coordinate essential steps like the home inspection and property appraisal to assess the home's condition and confirm its value.

10

Complete the transaction & Get Your Keys!

The final step! I'll guide you through the closing process, reviewing documents, coordinating with the title company, and ensuring everything is in order for you to receive the keys to your brand new home!

LIZ MOORE & ASSOCIATES

Real Estate *Buying* Process

Pre-Approval:
Buyer gets pre-approved for a loan if needed

Buyer Agency Agreement:
Meet your agent & sign agreement

Begin Your Search:
Find your dream home

Offer:
Buyer submits an offer

Seller Purchase Negotiation:
Seller receives and reviews offer. Seller can accept, counter, or deny the offer

Buyer Purchase Negotiation:
If seller counters, the buyer reviews and can accept, counter, or deny the offer

Process can continue until there is an agreement or withdrawal

Under Contract:
Buyer & seller agree on price and terms and sign the sales agreement

Inspection Period:
Buyer schedules a professional inspection within 10 days

Inspection Contingencies:
Resolve any issues from inspections

Earnest Deposit:
Buyer submits earnest money to title/escrow

Appraisal:
The buyer's lender orders an appraisal for the loan

Appraisal Gap Negotiation:
If an appraisal is low, the seller & buyer may need to renegotiate price or repairs.

Obtain Home Insurance:
Buyer shops for & secures homeowners insurance

Loan Underwriting:
The loan application is submitted and processed

Title Search:
Title company performs a title search to ensure seller's ownership

Contingency Removal:
All agreed conditions (financing, inspection, appraisal, etc.) are met and cleared

Closing Docs Issued:
Buyer receives final loan documents and costs from the lender

Final Walkthrough:
Buyer inspects the home before closing.

Closing:
All papers are signed, funds are exchanged, and buyer receives the keys

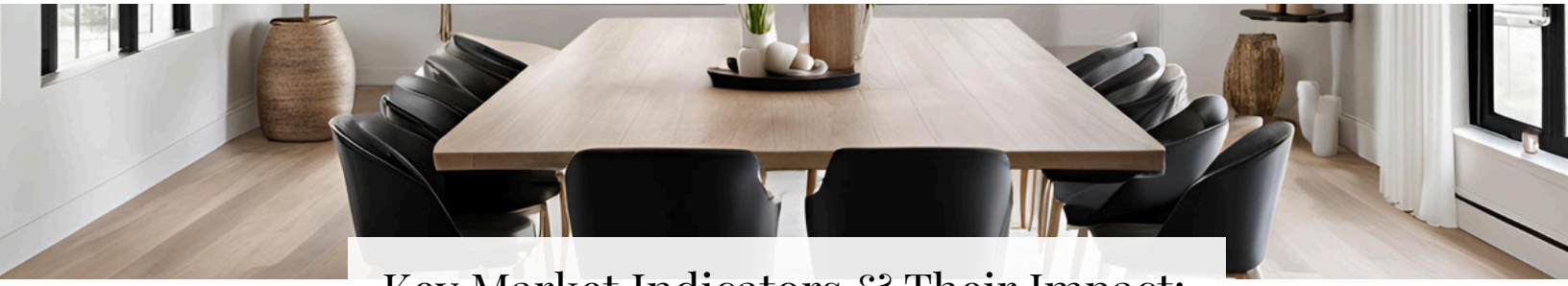


Understanding

THE MARKET:

Let's discuss YOUR TAKE on the current real estate scene:

- **Your Impressions:** What are your thoughts on interest rates, home prices, and inventory?
- **Your Sources:** What have you heard or read about the current market (news, friends, online)?
- **Your Observations:** What have you noticed at open houses or while exploring neighborhoods?

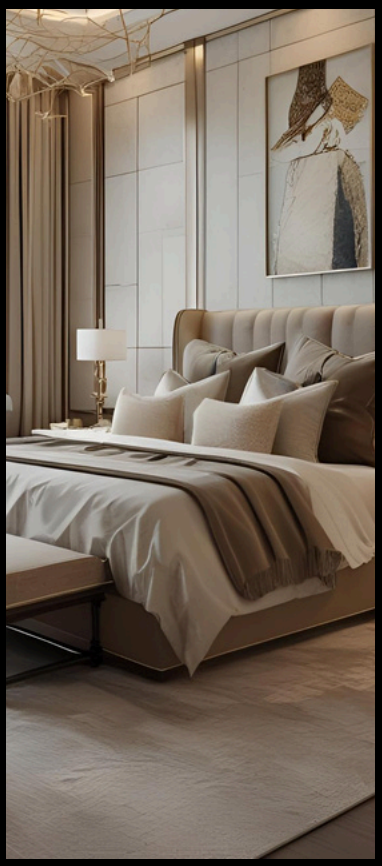


Key Market Indicators & Their Impact:

WHAT THESE NUMBERS MEAN FOR YOU

$551,313 *avg. list price*	This reflects the midpoint of current market asking prices. •**Rising Prices:** Often mean a faster market, act fast, offer competitively, and be flexible. •**Trending Down:** Can mean a softening market, buyers can take more time and negotiate.
$547,846 *avg. sale price*	This represents the midpoint of all home sale prices in your area. •**Trending Up:** Implies rising property values and a competitive market. •**Trending Down:** Suggests a softening market, giving buyers more negotiating power.
99.7% *list to sale price ratio*	This shows the relationship between asking price and final sale price. •**Below 95%:** Buyers have leverage—use comps to strengthen your offer. •**Near/Above 100%:** Sellers have the edge—be ready to bid high or add incentives.
36 *days on market*	This metric reflects how quickly properties are selling. •**Under 30 Days:** High demand! Act fast, get pre-approved, and have a strong offer. ·**Over 90 Days:** Lower demand—more time to decide and negotiate better terms.
3.4 *months of inventory*	This metric reveals the balance between supply and demand. •**6+ Months:** More homes = buyer's market with better options and negotiating power. •**Under 6 Months:** Fewer homes = seller's market with faster sales & higher competition.

WAAR's June 2026 Market Indicators Report



YOUR DOWN PAYMENT

OPTIONS & IMPACT

Your down payment is the initial sum of money you pay towards the purchase of your home, with the remainder covered by your mortgage loan. It's a crucial part of your home-buying budget, directly impacting your loan amount and potentially your interest rate and monthly payments. While a 20% down payment is often cited as ideal to avoid Private Mortgage Insurance (PMI) on conventional loans, many loan programs allow for much lower down payments, some even as low as 3.5% or 0% for qualified buyers (e.g., FHA, VA, USDA loans). The size of your down payment can also influence your loan options and how competitive your offer appears to sellers. Common sources for a down payment include personal savings, gifts from family, or down payment assistance programs and grants. Understanding your down payment options is a vital step in preparing for homeownership.







YOUR ESSENTIAL LENDER MEETING

Now that you have a clear vision of your dream home and a target budget, the next crucial step is to reach out to a mortgage lender. During this important consultation, be ready to present financial documents such as pay stubs, tax returns, and bank statements. Your lender will assess your income, debts, assets, and credit history to determine how much you can genuinely afford and which loan programs are available to you.

Every buyer should obtain a pre-approval, as many agents require it before showing properties. This not only demonstrates your serious intent but also prevents sellers from preparing their homes for unqualified buyers, particularly in the luxury market where proof of funds is often necessary.

SMART SHOWINGS

SELECTING & TOURING HOMES



1 Smart Selection: Choosing Homes to Visit

After your customized home search is established, you will receive immediate notifications as soon as a new property that fits your criteria becomes available. If a listing grabs your attention, we will quickly schedule a showing for you to walkthrough it. It's essential to concentrate solely on homes within your budget to honor both your financial plan and the seller's time. Viewing properties beyond your budget often results in disappointment, as it can make your actual options feel less desirable.

2 Touring Etiquette: Making the Most of Your Visit

During tours, remember you're stepping into someone's personal home and space, so please be respectful. Always remove your shoes if requested, and when small children are present please walk the home with care. Remember to save comments until after you've left the property.

Helpful Showing Tips:

- Avoid making any negative remarks while in the home but make quiet notes.
- Avoid discussing offers while inside the home.
- Remember there are almost always cameras present.
- Try to look past the current home decor as that will change.
- Imagine your belongings and style in the space.
- Focus on the home's layout, flow, natural light, and structural elements.
- Discuss your candid thoughts and feedback once you've left the property.

OFFER SUBMISSION PROCESS

A STEP-BY-STEP GUIDE



You've found the perfect house – congratulations! Now it's time to make it yours. This guide outlines the offer-making process, detailing each step to help you navigate this crucial stage of your home-buying journey confidently.

STEP ONE

Research and Due Diligence:

•**Comparative Market Analysis (CMA):** Your agent will analyze recent sales of similar properties to determine the home's fair market value and help prevent overpaying.
•**Property Condition Assessment:** Conduct a pre-offer walkthrough or limited inspection to identify potential issues, which can inform your offer price and contingency strategy.

STEP TWO

Determine Your Offer Price:

•**Market Conditions:** Determine if it's a buyer's, seller's, or balanced market, as this affects your offer strategy; be more aggressive in a seller's market.
•**Property Condition:** Consider necessary repairs or updates; we will help estimate costs.
•**Your Budget:** Adhere to your pre-approved loan amount and budget to avoid overspending due to emotions.

STEP THREE

Craft Your Offer:

Your offer to purchase is a legally binding contract. Key components include:
•**Purchase Price:** The amount you're offering.
•**Earnest Money Deposit:** A good-faith deposit (typically 1-3% of the purchase price) held in escrow. A larger deposit can signal your seriousness.
•**Contingencies:** These are conditions that protect you the buyer and that must be met for the sale to proceed. Conditions like:

- **Financing Contingency:** Your offer is contingent on securing a mortgage at acceptable terms.
- **Appraisal Contingency:** The property must appraise at or above the purchase price.
- **Inspection Contingency:** A satisfactory home inspection. Never waive this lightly.
- **Sale of Existing Home Contingency (if applicable):** Dependent on the sale of your current home.

•**Closing Date:** Your preferred closing date.
•**Possession Date:** When you can take possession.
•**Inclusions and Exclusions:** Specify which items are included (appliances, fixtures) and excluded (personal belongings).
•**Addenda:** Any additional agreements or requests.

Offer Making Process:

A STEP-BY-STEP GUIDE

STEP FOUR

Submitting Your Offer:

Your offer is your first formal communication with the seller. I will ensure it's professionally prepared and presented. I will highlight your offer's strengths (pre-approval, deposit) and explain the next steps. We will also work to understand the seller's priorities. Clear communication with your agent is key throughout the process.

STEP FIVE

Negotiation:

•**Seller's Response:** The seller can accept, counter, or reject your offer.
•**Counteroffers:** If the seller counters, don't panic! This is normal. We will review the counteroffer, prioritize your key terms, and decide where you're willing to compromise. I will help you craft a strategic response. The seller can then counter again and this back-and-forth continues until a final agreement is reached or either party withdraws.
•**Multiple Offers:** In a competitive market, you might encounter multiple offers. I can help you navigate this situation, potentially suggesting a strong initial offer, an escalation clause crafted with care, or other tactics.

STEP SIX

Acceptance:

Once all terms are agreed upon, the offer is accepted, and you move forward with the remaining steps of the purchase process (inspections, appraisal, financing).

TIPS:

•**Being prepared is essential:** Ensure financial readiness, choose the right agent, and conduct thorough market research.
•**A thoughtfully designed offer safeguards your interests:** Incorporate necessary contingencies and be strategic about pricing and terms.
•**Having a master in negotiation by your side is important:** Be ready to compromise, pay close attention, and rely on your agent's expertise in negotiation.



CONGRATULATIONS!
YOUR OFFER WAS ACCEPTED!

You're now under contract and in escrow,
beginning the crucial due diligence period.

What is Next?

Earnest Money Deposit:

Submit your deposit shortly after acceptance (often by check or wire transfer) to a neutral third party like an escrow or title company. This good faith deposit shows your commitment to the purchase and is held in a secure account, usually applying towards your down payment or closing costs.

Inspections:

You will hire and arrange a thorough home inspections with a qualified professional of your choosing. These inspections provide a detailed report on the home's systems and structure. Based on the findings, I will then help you negotiate any necessary repairs or price adjustments with the seller.

Appraisal:

Your lender will order an independent appraiser to confirm the home's market value at the property. This step is crucial as it ensures the property's value justifies your loan amount, protecting both your investment and the lender's interest. If the appraisal comes in lower than the purchase price, I will help you navigate potential impacts on your loan terms or further negotiation with the seller.

WHAT TO EXPECT

During a Home Inspection

Inspections are crucial when buying a home. After your offer is accepted, a professional inspector evaluates the property for issues such as structural damage, plumbing, and electrical problems. This helps you understand the property's condition and negotiate repairs or price adjustments with the seller, allowing for an informed buying decision.



TYPES OF INSPECTIONS

- General Home Inspection
- Pest Inspection
- Radon Inspection
- Mold Inspection
- Sewer and Septic Inspection
- Chimney Inspection
- Lead-Based Paint Inspection
- Asbestos Inspection
- HVAC Inspection
- Roof Inspection

A TYPICAL INSPECTION PERIOD IS 10 DAYS

Most inspections almost always have a report with some findings, as there aren't any perfect houses. After receiving the report, discussions about credits or repairs typically follow. As your agent, I will help explore options to address these issues.

YOUR OPTIONS AFTER RECEIVING THE INSPECTION REPORT

·ACCEPT AS-IS:
Minor issues can be tolerated in competitive markets, but consider repair implications.

·REQUEST REPAIRS:
Ask the seller to fix key safety and structural issues, focusing on critical repairs.

·RENEGOTIATE PRICE:
If major issues exist, negotiate a lower price to account for necessary repairs using estimates as justification.

·REQUEST CLOSING CREDITS:
Ask for credits to cover repairs post-closing, allowing you to manage the work.

·WALK AWAY:
If serious issues are found and unresolved, you may cancel the contract under the inspection contingency to protect your investment.

NAVIGATING *APPRAISALS*

The appraisal process is crucial in real estate transactions, particularly with financing. It includes an independent evaluation of a property's market value by a licensed appraiser, ordered by the lender to confirm the loan amount aligns with the property's worth.

WHAT TO EXPECT DURING AN APPRAISAL:

- Appraiser conducts a thorough inspection evaluating:
  - Square footage and layout
  - Condition of the structure, roof, and foundation
  - Quality of finishes and upgrades
  - Recent renovations or improvements
- Appraisers use recent sales of similar nearby homes ("comps") to determine your home's fair market value
- The appraiser create a comprehensive report and submit it to the lender

POTENTIAL OUTCOMES & CONSIDERATIONS:

APPRAISAL MATCHES OFFER:

If the appraised value matches or exceeds the agreed-upon purchase price, the transaction typically proceeds smoothly.

APPRAISAL BELOW OFFER:

If the appraised value is lower than the offer, it can create challenges.

OPTIONS INCLUDE:

- Renegotiating the purchase price
- The buyer paying the difference
- The seller challenging the appraisal with additional comps
- The deal falling through

Timeline: Appraisals typically take 1-2 weeks to complete.

Factors like appraiser availability and property complexity can influence the timeline.

TITLE & INSURANCE



PROPERTY TITLE SEARCH

A property title search is the process of examining public records to determine the legal ownership and any outstanding liens or encumbrances on a property. It is performed during the home-buying process to ensure clear ownership and address any issues before the sale. It is typically done by a title company or real estate attorney.

HOME OWNERS INSURANCE

You'll need insurance for the new home before closing. This will protect against things like fire, storms, and flooding. Homeowner's insurance is important because it provides financial protection against losses or damage to your property, liability coverage, is often required by mortgage lenders, and provides peace of mind.

Finalizing Your Finances

As your closing day gets close, staying in touch with your lender is key. They might ask for more documents or information, so please respond quickly.

Be very careful with your SPENDING

REMEMBER TO AVOID....

- Taking out any new loans or getting new credit cards.
- Buying a new car, a boat, or even furniture.
- Any abnormal spending habits... even on a credit card.

This can quickly change your financial picture. This might hurt your debt-to-income ratio and could jeopardize your entire home purchase. Please wait to buy big things until after you've successfully closed on your new home. Being patient now means a smooth and easy path to getting your keys!

FINAL WALK THROUGH

Next, you'll conduct a final walk-through of the property. This typically happens a day or two before closing and allows you to confirm that any agreed-upon repairs have been completed and the home is in the expected condition.



Take your time during this walk-through to ensure everything is in order. Once satisfied, you'll proceed to closing, where you'll sign the necessary documents and officially become the owner of your new home.

CLOSING THE SALE

WHAT TO EXPECT

Closing day is the final step in becoming a homeowner, where funds and legal documents are transferred. A neutral third party, like an escrow officer, guides the process, ensuring accurate payments, preparing paperwork, settling any property debts, recording the title, and confirming any funds due to you. This structured process ensures a smooth and secure transfer of ownership.



YOUR COSTS

Beyond your down payment, you'll need to cover "closing costs," which are various fees and expenses paid at this final stage. These can range from 2-5% of your loan amount and typically include fees related to your loan, title and escrow services, prepaid property taxes and insurance, and government recording fees. Your lender will provide a detailed Loan Estimate early on and a final Closing Disclosure a few days before closing, clearly outlining every cost you'll be responsible for.

WHAT TO BRING

BUYERS NEED TO BRING TO CLOSING:

- A government picture ID
- Certified Funds: A cashier's check or proof of wire transfer for your remaining down payment and closing costs.
- Your Personal Checkbook: For any small, unexpected prorations.

AFTER CLOSING

SAVE THESE FOR TAXES:

- Copies of all closing documents
- All home improvement receipts



YOUR QUESTIONS MATTER

I understand that buying a home is a significant decision,
and I want you to feel assured about our strategy.

•Is there anything that still raises questions for you?
•Do you believe this is the right strategy to purchase your dream home?

I am confident that we can reach your objectives together.
I'm excited to partner with you and will ensure you get the service you deserve!

IF YOU ARE READY, LET'S TAKE THE NEXT STEPS

1. Exclusive Agreement:
We'll review the paperwork and officially start working together.

2. Loan Pre-Approval:
Let's get you pre-approved for a mortgage to strengthen your offer. I can connect you with lenders.

3. Defining Your Ideal Home:
Tell me your dream home features, and I'll set up custom listing alerts.

4. Exploring Properties: We'll tour promising homes, and I'll share insights on each property and neighborhood.

5. Market Updates & Communication:
I'll keep you updated on the market and new listings. As always I'm available and happy to answer your questions.

6. Offer Strategy:
When you're ready to offer, I'll guide you through negotiations and the process.

THANK YOU

Thank you for the opportunity to present my services in your home-buying journey!

My mission is simple:

I aim to help you find a place to call home at the best possible price, within your desired timeframe, and with as little stress as possible. Your successful purchase is within reach, and I'm here to ensure the process is smooth and rewarding. Let's embark on this exciting journey together! By getting started today, we can tailor the home search strategy to your needs and soon transform that dream and mark the next chapter in your life.

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Reasons to Hire an Agent

Your home is likely the single largest investment of your life. But navigating this huge step alone? That's a gamble. Without an expert agent, you might dramatically overpay, missing vital market insights and sharp negotiation skills. Hidden flaws and unexpected repairs could quickly drain your savings. An agent finds hidden gems and secures savings you'd never spot. In a fast-moving market, going solo means costly mistakes that turn your dream into a nightmare. Don't let your biggest investment become your biggest regret.

Real estate's legal side is a complex maze. Contracts are dense, disclosures tricky – and one misstep can lead to huge financial penalties, a broken deal, or even a lawsuit. Your agent is your legal shield, meticulously reviewing every document. They protect you from hidden pitfalls, unfavorable terms, and missed deadlines that could jeopardize your earnest money or lead to unforeseen liabilities. With an expert handling the legal details, you gain peace of mind and a smooth, legally sound transaction.

Brandon Childress