

# HOME BUYER'S GUIDE

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Thinking of buying a home may seem intimidating, but it doesn't have to be. With a clear plan and the right people in our corner, I help clients turn their dream into a reality. Below are some helpful tips for you!

1. Get Pre-Approved
  - a. If you aren't buying a home with cash, finding a trusted lender and getting approved is the first step. This will not only tell you your price range but will also give us a formal letter we can attach to offers to make our offers stronger. If you don't currently have a lender, I'd be happy to introduce you to a few of the many wonderful professionals I've worked with in the past.
2. Searching For Homes
  - a. Once we have your pre-approval, it's time to set up a search and start shopping! This step is vital because it's when you and I will go through your needs list, which allows me to set up a search specifically tailored to what you're looking for.
3. Showings
  - a. Once we have your search set up I take care of sending you available homes, setting up showings, attending showings, and digging deep into any property you're interested in until we find the perfect one.
4. Writing Offers-Going Under Contract
  - a. Once we find the home you want to purchase, I take care of all of the paperwork on our end to submit competitive offers on your behalf. Once the seller agrees, we are officially under contract.
5. Contract To Close
  - a. Once we go under contract, I begin working hand in hand with you through our deadlines and contingencies while also communicating weekly with our lender and the title company to ensure the contract is going smoothly. Some of these duties include earnest money delivery, ordering inspections, submitting an inspection notice, re-inspecting repairs, receiving appraisals, setting up utilities, organizing our closing dates/times and attending closing. It is a lot-but don't worry-through years of experience I have the contacts and knowledge needed to ensure you are well taken care of by some of the best professionals in our area.



**Adam Carpenter**  
REAL ESTATE