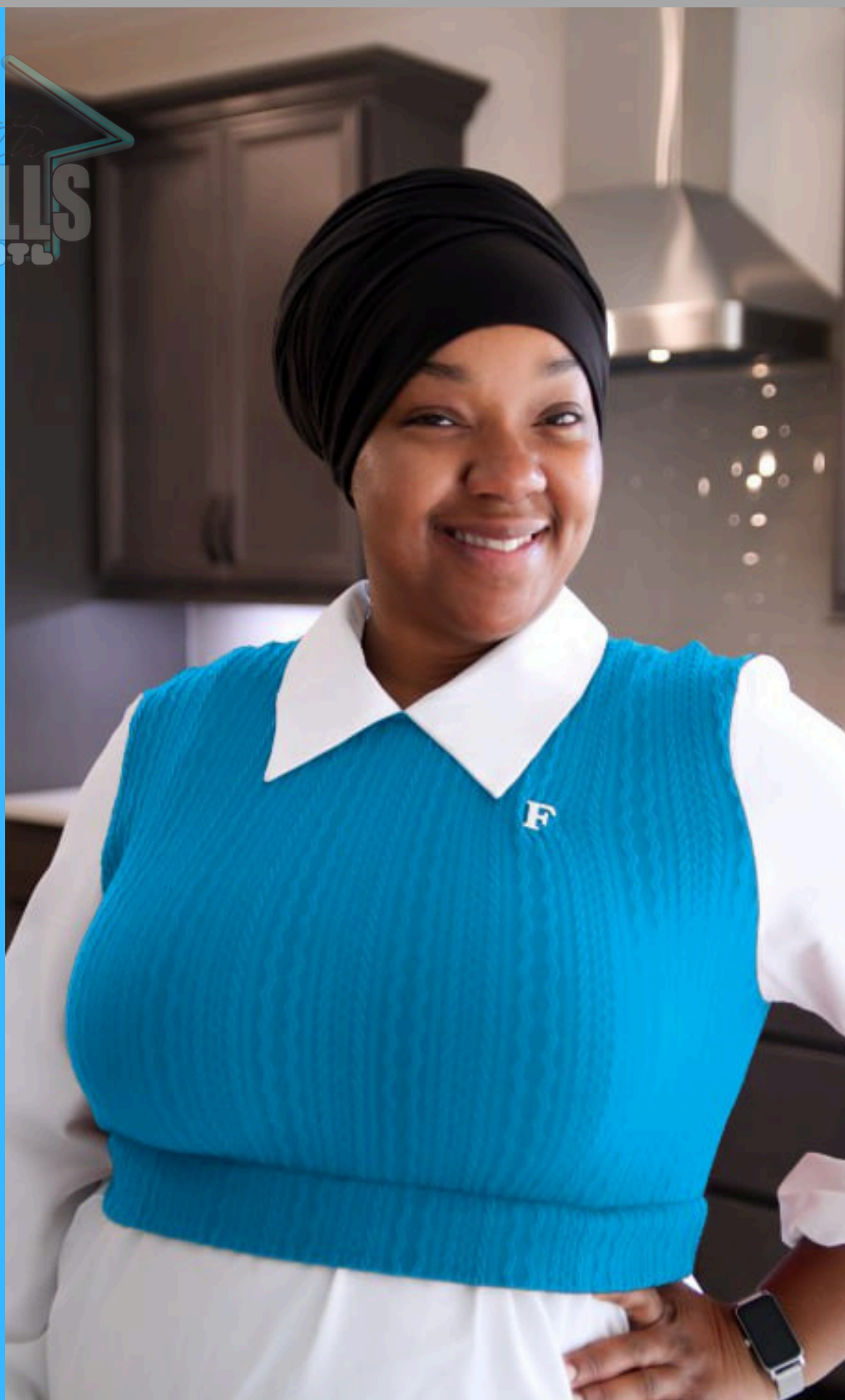


Your Georgia Relocation Guide

www.faithprealty.com

Hi! I'm Faith Putman,
your metro Atlanta
Realtor. I'm so glad
that you are using this
guide as a resource to
aide you with helpful
tips to relocate to The
Peach State! As an
accredited buyer's
agent and certified
New Home
Construction
professional, it is my
pleasure to assist!



Welcome Home!

There is nothing like the feeling of a fresh start! New places, people, and most of all, a new home! Before you can get to that point, there are many steps that come into play. In order to make the right decisions at each point of the process, you need to have the right information. I am here to be your resource! Contact me so that we can begin your relocation with empowered knowledge and insight.

Faith Putman Realtor
ABR® & Certified New Home Specialist
404-333-7393

faith.putman@exprealty.com

1372 PEACHTREE ST NE
ATLANTA, GA 30309

Faith Putman



faithprealty.com

First & Foremost

In Georgia, buyers carry a greater responsibility to investigate the property than in many other states. Unlike states such as California, New York, or New Jersey—where sellers must proactively disclose many defects—Georgia law places the duty on the buyer to perform due diligence through inspections and professional evaluations. Georgia courts follow the ancient doctrine of "caveat emptor" or "let the buyer beware" when it comes to sales of real estate.

Out-of-state buyers often assume:

- “If there’s a problem, it must be disclosed.”
- “New construction doesn’t need close inspection.”
- “The builder or seller will catch issues.”

In Georgia, those assumptions can be costly if not addressed upfront.

When the time comes for inspections, it is important to perform any necessary inspections including but not limited to:

Home Inspection
Sewer Scope or Septic Tank
Structural Inspection
Radon Test
Termite Inspection



The Benefits of Moving to GA

Affordable Cost of Living

Georgia's cost of living is generally lower than the national average, making it an attractive option for those considering relocation. The state offers a range of affordable housing options, with median home prices significantly lower than the national median.

Job Market

Georgia's job market is thriving for those in finance and tech, with a robust presence of major companies and a high demand for skilled professionals.

Mild Climate

Georgia enjoys a mild climate with four distinct seasons. Winters are generally mild, with average highs in the low 50s, making it a great place for those who prefer to avoid harsh winter conditions. The state also experiences plenty of sunshine, with an average of 215 sunny days per year, which is ideal for outdoor activities.

Tax Benefits

Social Security benefits are not taxed in Georgia.

Georgia property taxes are generally lower than the national average. Retirement Income Exclusion: For individuals aged 65 and older, Georgia allows a retirement income exclusion of up to \$65,000 per person. For those aged 62 to 64, the exclusion is \$35,000 per person. This applies to various types of retirement income, including pensions and withdrawals from retirement accounts.

Cultural Diversity

Georgia is one of the most ethnically and racially diverse states in the U.S., offering a rich cultural tapestry. This diversity enhances the social fabric of the state, providing residents with a variety of cultural experiences, festivals, and culinary delights.



Exploring the Community

Since Ga is so diverse, it can be difficult to narrow down the areas you want to focus on. Here are some tips on how to choose:

Inside the Perimeter:

In Atlanta, "inside the perimeter" (ITP) refers to the area within the city limits, specifically defined by Interstate 285, which forms a loop around the city.

Ideal for those who enjoy the hustle and bustle of city life, with access to nightlife, shopping, and cultural hotspots. It is also favored by those who prefer pedestrian living and walking to work, school, and dining

Outside the Perimeter:

More suited for those who seek a quieter, suburban lifestyle, with a focus on family-oriented areas and larger homes with more undeveloped space. You tend to get more house for your money in addition to bigger lot sizes.

The Metro Atlanta area covers about 8,376 square miles, making it one of the largest metropolitan areas in the US. Some major landmarks include:

Martin Luther King Jr. National Historical Park: This park includes the childhood home of Dr. King and the Ebenezer Baptist Church, where he preached. It serves as a tribute to his legacy and the Civil Rights Movement.

Atlanta Botanical Garden: A stunning 30-acre garden featuring a variety of plant collections, seasonal displays, and a tropical rainforest. It is a peaceful retreat in the heart of the city.

The Fox Theatre: An iconic performing arts venue known for its stunning architecture and rich history. It hosts Broadway shows, concerts, and other live performances.

Ponce City Market: A historic site that has been transformed into a vibrant shopping and dining destination. Originally a Sears, Roebuck & Co. building, it now features local shops and eateries.

Centennial Olympic Park: Built for the 1996 Summer Olympics, this park features fountains, gardens, and the iconic Olympic Rings. It is a popular gathering place for locals and tourists alike.

Swan House: A historic mansion that showcases 1920s architecture and beautiful gardens. It is part of the Atlanta History Center and offers insights into the city's affluent past.

Oakland Cemetery: A historic cemetery that serves as the final resting place for many notable Atlantans, including civil rights leaders. It features beautiful gardens and historic monuments.

Krog Street Tunnel: Known for its vibrant street art, this tunnel is a unique landmark that reflects Atlanta's artistic culture.

The Georgia State Capitol: An impressive building that houses the offices of the Governor and the General Assembly. It is known for its beautiful architecture and historical significance.

Exploring the Community (cont.)

Highlights For Key Areas

Peachtree City

Close to the Hartsfield Jackson Airport
Golf cart community
Beautiful scenery

McDonough

Affordable and family friendly
30 Miles to Atlanta
Family friendly environment

Alpharetta

Good schools
High quality of life
Thriving commercial district

Lawrenceville

Rejuvenated downtown district
Second oldest city in Metro Atlanta
Family friendly parks

Duluth

Outdoor Activities
Urban amenities
Quality of life

Some other key factors to note when choosing your areas of focus are:

School Ratings

[Greatschools.org](https://www.greatschools.org)

Crime

[spotcrime.com](https://www.spotcrime.com)

Healthcare ratings

[healthgrades.com](https://www.healthgrades.com)

Your GA Relocation Checklist

3-4 Months Out

- Create a moving budget (moving company, travel, deposits, storage, incidentals).
- Research the new area: neighborhoods, commute, medical care, taxes, and amenities.
- Gather important documents and make digital backups.
- Decide: sell home, rent, or close purchase? Start the listing/sales or closing process.
- Talk to a lender to see how much you qualify for to begin the search in GA (virtually or a planned visit)
- Get at least three written moving estimates (in-home estimates for accuracy).
- If relocating for retirement, review retirement account rules and meet with a tax advisor about residency and tax implications.

2-3 Months Out

- Book your mover (for interstate moves choose a carrier registered for interstate transport — request their DOT/USDOT number and insurance info).
- Order moving supplies (boxes, wardrobe boxes, tape, bubble wrap) or hire a professional packer.
- Request medical, dental, and veterinarian records, request school records if applicable.
- Start decluttering: Keep / Sell / Donate / Recycle. Host a sale or hire an estate sale company for high-value items.
- Get quotes for specialty moving (piano, art, wine, vehicles).
- Confirm timelines with seller/builder/broker for closing or handover dates.

Your GA Relocation Checklist

1 Month Out

- Confirm moving date and delivery window with movers; ask about insurance and claims process.
- Schedule utility shutoffs at your current home and utility starts at new address (electric, gas, water, internet, security).
- Start packing non-essentials; label boxes by room and add an inventory number.
- Set up mail forwarding with USPS and prepare your change-of-address list (banks, cards, subscriptions).
- Transfer prescriptions — arrange enough medication to cover travel + a buffer.
- If shipping vehicles, finalize booking and review pickup/dropoff logistics.
- White-glove tip: Arrange for movers to coordinate with the builder or seller for delivery access and key handoff.
- Determine if you will attend closing in person or remotely (mail out)

2-3 Weeks Out

- Pack an essentials box (medications, chargers, important documents, a couple days' clothes, toiletries, basic kitchen items). Keep this with you.
- Confirm the movers' arrival time, lead contact, and payment method.
- Photograph high-value items and appliances for condition proof.
- Arrange pet travel crates, health certificates if required, and a travel plan for pets. Check state rules for pet import/vaccination certificates.
- If applicable, complete school enrollment and plan first day logistics.
- Coordinate with your agent and lender that all documents are in and on track

Your GA Relocation Checklist

1 Week — Wrap-up

- Drain gasoline from lawn equipment and power tools; dispose of hazardous materials properly.
- Prepare a home closing checklist (final meter readings, utility cancellations, keys).
- Confirm routing & parking for moving truck at both addresses (permits if needed).
- Collect all receipts and contracts for the move (these help with tax or reimbursement questions later).
- Receive your clear to close documentation and closing disclosures
- Keep your essentials box and documents on you.
- Be present to supervise movers; walk the house with the lead mover and review the inventory.
- Do a final sweep (check attic, garage, closets); lock windows/doors and leave keys per plan.
- At delivery, inspect boxes and items; note any damage on inventory before signing. Take photos of damages immediately.
- Leave a little wiggle room of days to a week in case of delays.
- Walkthroughs of property to ensure defects are addressed
- Wire funds required for closing

Closing Day

Review and sign all documents and get keys!

Post Closing

- Confirm utilities are active and billing correctly
- Set up trash/recycling service (varies by county/city)
- Register HOA account and set up dues payment
- Apply for Homestead Exemption (when eligible — critical for property tax savings)
- Update mailing address with USPS, banks, and financial institutions.
- Schedule vehicle registration and driver's license update (timelines vary)
- Find local providers (a vendor list will be provided by Faith P Realty)

Fun Facts About Georgia

Named After a King: Georgia was named after King George II of Great Britain, who never set foot in America. This makes the state's namesake an absentee landlord of sorts.

Oldest State University: The University of Georgia, founded in 1785, is older than the state itself, having been chartered before Georgia officially became a state.

Multiple Capitals: Georgia has had five capitals throughout its history: Savannah, Augusta, Louisville, Milledgeville, and Atlanta, which is the current capital

While Georgia is famous for its peaches, it also produces a variety of other crops, including pecans and peanuts, contributing to its agricultural reputation.

World's Busiest Airport: Hartsfield-Jackson Atlanta International Airport has been the busiest airport in the world since 1998, handling over 100 million passengers annually



Now you are on the
road to your new home
in Georgia! Let's delve
deeper and book a call
with me to get the ball
rolling! Talk soon!

404-333-7393

info@faithprealty.com

<https://calendly.com/faithprealty/buyer-consultation>

