

STEP BY STEP

HOME BUYER GUIDE

BEST HOME | BEST PRICE | BEST NEIGHBORHOOD

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INTRODUCTION

Thinking about buying a home? This educational eBook is your step-by-step guide to navigating the entire process on your own. Inside, you'll discover how to search for the right property, negotiate like a pro, and close the deal with confidence—just like an experienced real estate agent. If you ever want to skip the stress, you can always hit the easy button and let our national team handle everything for you!

Buying a home is one of the most important financial decisions you'll ever make. But with the right strategies, you could save \$24,000 or more on nearly any home you choose.

By the end of this eBook, you'll have a proven roadmap to saving money and securing your dream home. And don't miss the final chapter—where you'll discover exactly how to unlock \$24,000 or more in savings on your next home purchase!



GETTING READY—KNOW YOUR NUMBERS

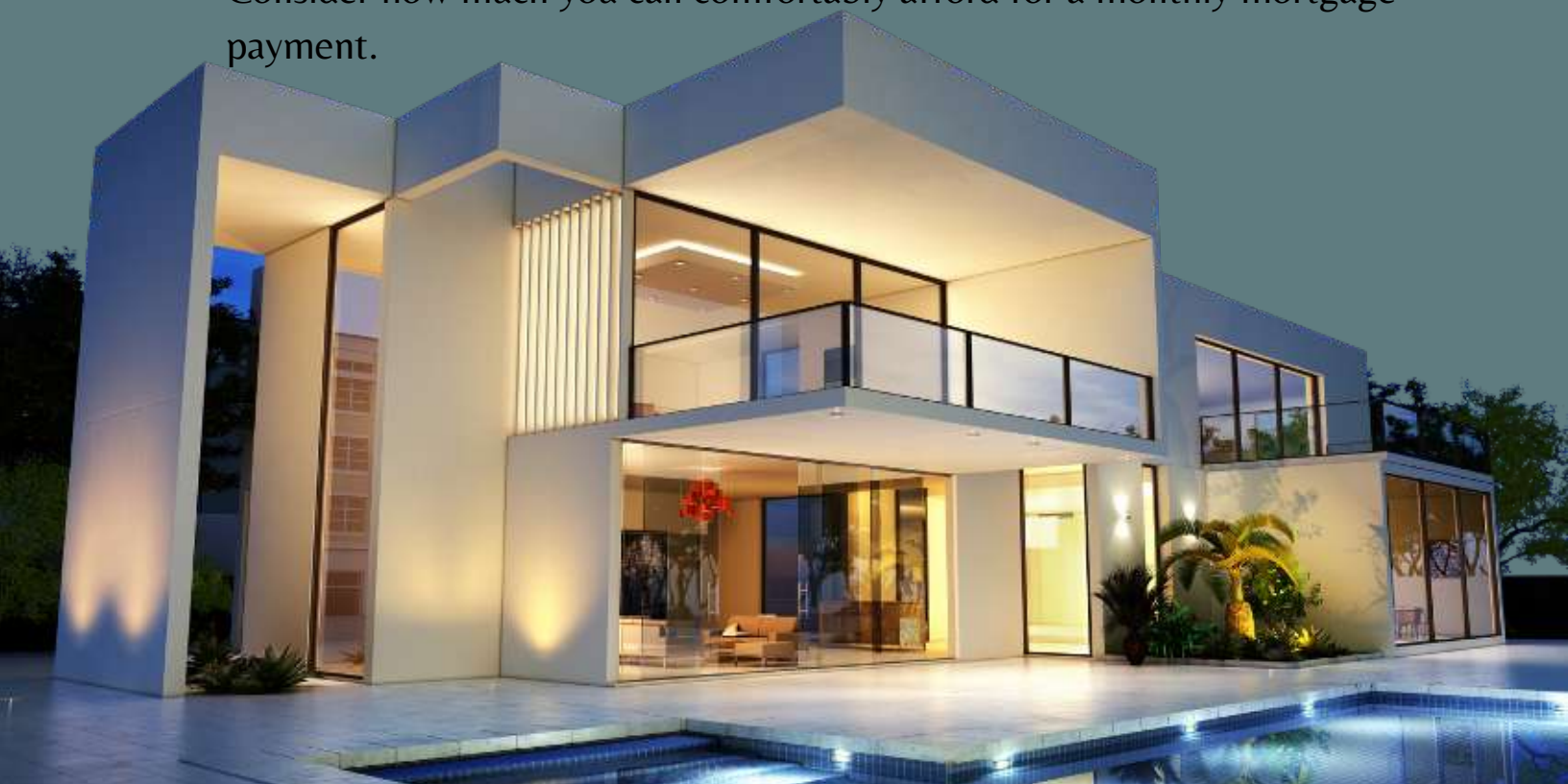
Buying a home is one of the biggest financial decisions you'll ever make. The more prepared you are at the start, the smoother your journey will be. Here's how to set yourself up for success:

Review Your Credit Score and Report

- Request your free credit report from all three bureaus (Experian, Equifax, TransUnion).
- Check for errors or outdated information and dispute them if needed.
- Aim for a credit score of 620 or higher for most conventional loans; higher scores unlock better rates.
- Pay down credit card balances and avoid taking on new debt before applying for a mortgage.

Assess Your Financial Health

- Calculate your total monthly income and expenses.
- Build an emergency fund with at least 3-6 months of living expenses.
- Review your debt-to-income (DTI) ratio—lenders prefer a DTI below 43%.
- Consider how much you can comfortably afford for a monthly mortgage payment.



GETTING READY—KNOW YOUR NUMBERS

Set a Realistic Budget

- Use online calculators to estimate your maximum home price based on your income, debts, and down payment.
- Don't forget to factor in property taxes, homeowners insurance, HOA fees, and maintenance costs.
- Decide how much you want to put down (3%, 5%, 10%, 20% or more).
- Remember: just because you qualify for a certain amount doesn't mean you should spend it all.

Research Mortgage Options

- Learn about different loan types: conventional, FHA, VA, USDA, and more.
- Compare fixed-rate vs. adjustable-rate mortgages.
- Shop around with multiple lenders for the best rates and terms.
- Ask about points, fees, and prepayment penalties.

Get Pre-Approved with a Lender

- Gather documents: pay stubs, W-2s, tax returns, bank statements, and ID.
- Submit a pre-approval application to one or more lenders.
- A pre-approval letter shows sellers you're a serious, qualified buyer.
- Pre-approval also helps you shop with confidence and move quickly when you find the right home.



GETTING READY—KNOW YOUR NUMBERS

Explore Grants and First-Time Buyer Programs

- Research local, state, and federal programs that offer down payment assistance or grants.
- Ask lenders about special programs for first-time buyers, teachers, veterans, or public service workers.
- Some programs offer reduced interest rates, lower down payments, or help with closing costs.

Build Your Home Buying Team

- Even if you're going DIY, consider consulting with a mortgage broker, financial advisor, or real estate agent for guidance.
- Having experts in your corner can help you avoid costly mistakes.

By taking these steps, you'll be financially prepared and ready to make smart decisions as you move forward in your home buying journey.



RESEARCHING THE MARKET

Understanding the real estate market is essential to making smart decisions and finding the right home at the right price. This chapter will help you become a savvy market researcher, so you can spot opportunities and avoid common pitfalls.

Identify Your Target Neighborhoods and Property Types

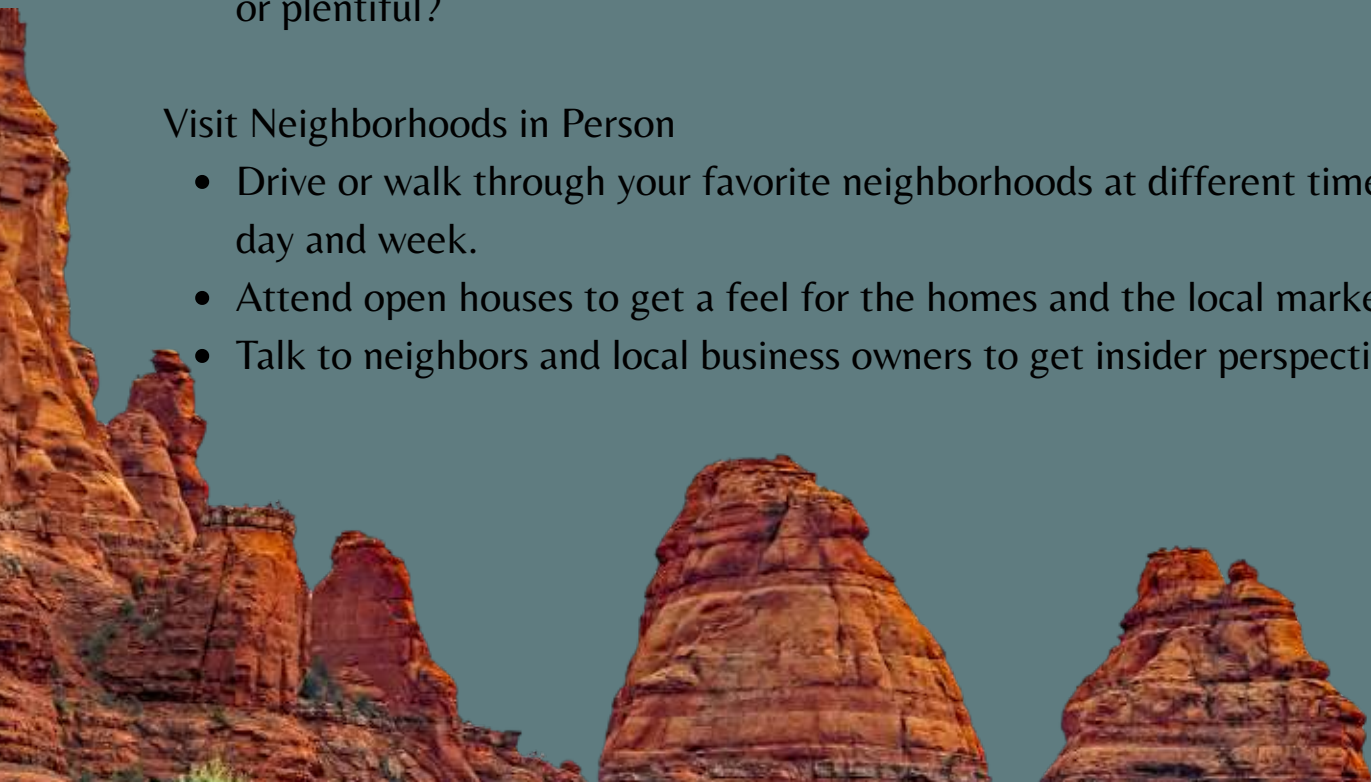
- Make a list of areas that fit your lifestyle, commute, school preferences, and community vibe.
- Consider factors like safety, walkability, access to amenities, and future development plans.
- Decide what type of property suits your needs: single-family home, condo, townhouse, or multi-family.

Track Prices, Trends, and Inventory

- Use online tools to monitor listing prices, price reductions, and sold prices.
- Pay attention to how long homes stay on the market—shorter times may indicate a hot market.
- Look for patterns: Are prices rising, falling, or stable? Is inventory tight or plentiful?

Visit Neighborhoods in Person

- Drive or walk through your favorite neighborhoods at different times of day and week.
- Attend open houses to get a feel for the homes and the local market.
- Talk to neighbors and local business owners to get insider perspectives.



RESEARCHING THE MARKET

Make a List of Must-Haves and Nice-to-Haves

- Write down your non-negotiables (number of bedrooms, yard size, school district, etc.).
- List features you'd like but could live without (fireplace, updated kitchen, pool, etc.).
- Prioritize your list—this will help you stay focused and make trade-offs if needed.

Research Future Developments and Community Plans

- Check city or county planning websites for upcoming projects, zoning changes, or new amenities.
- Understand how future developments might impact property values, traffic, or quality of life.

Evaluate Local Schools and Amenities

- Even if you don't have children, good schools can boost property values.
- Research school ratings, after-school programs, and extracurricular offerings.
- Consider proximity to parks, shopping, dining, healthcare, and public transportation.

Understand Market Cycles and Timing

- Real estate markets can be seasonal—spring and summer often have more listings, but also more competition.
- In slower months, sellers may be more motivated to negotiate.
- Watch for broader economic trends that could affect interest rates or home prices.

By thoroughly researching the market, you'll be equipped to make informed decisions, spot the best opportunities, and avoid costly mistakes. The more you know about your target area, the more confident you'll feel when it's time to make an offer.

FINDING HOMES

Now that you know your numbers and have researched your target market, it's time to start finding homes that fit your needs and budget. This chapter will show you how to cast a wide net and uncover every possible opportunity.

Search the MLS

- Use the Multiple Listing Service (MLS) for the most up-to-date and comprehensive listings. Many local real estate websites offer direct MLS access. (portal sites like zillow.com, homes.com, realtor.com may not show you ALL of the homes on the market)
- Set up saved searches and email notifications so you're the first to know when new homes hit the market.

Look for Off-Market Opportunities

- Not all homes are listed publicly. Some sellers prefer to keep their sale private or test the market quietly.
- Search for "For Sale By Owner" (FSBO) properties on sites like Craigslist, and Facebook Marketplace.
- Check for expired or canceled listings—homes that were previously on the market but didn't sell. These sellers may still be interested in selling.
- Ask friends, family, and colleagues if they know anyone thinking about selling.



FINDING HOMES

Network with Local Agents and Community Members

- Even if you're going DIY, it doesn't hurt to connect with local real estate agents. They often know about "pocket listings" (homes for sale that aren't advertised publicly).
- Attend open houses and introduce yourself to listing agents—they may have other homes coming up soon.
- Join neighborhood social media groups or online forums to hear about homes before they're listed.

Consider New Construction and Builder Inventory

- Visit new home communities and builder websites for information on available and upcoming homes.
- Builders sometimes have "spec homes" (already built or nearly finished) that are ready for quick move-in.
- Ask about incentives—builders may offer upgrades, closing cost credits, or special financing.

Explore Alternative and Creative Options

- Look for homes being auctioned or sold at estate sales.
- Consider properties that need renovation—these may be less competitive and offer more value.
- Explore multi-family properties if you're open to house hacking (living in one unit and renting out the others).



FINDING HOMES

Stay Organized and Keep Track

- Create a spreadsheet or use a home search app to track properties you're interested in.
- Note important details: address, price, square footage, features, pros/cons, and your level of interest.
- Schedule regular times each week to review new listings and update your list.

Be Ready to Act Quickly

- In competitive markets, homes can sell within days or even hours.
- Have your pre-approval letter and proof of funds ready so you can make an offer as soon as you find the right home.
- Don't be discouraged by setbacks—persistence pays off!

By using a combination of online tools, networking, and creative strategies, you'll maximize your chances of finding the perfect home—even in a tight market. Stay organized, stay persistent, and remember: the right home is out there waiting for you!



ANALYZING THE DATA

Finding homes is just the beginning—knowing how to analyze the data will help you make smart, confident decisions and avoid overpaying. This chapter will teach you how to evaluate properties, understand local trends, and spot the best deals.

Compare Recent Sales (“Comps”)

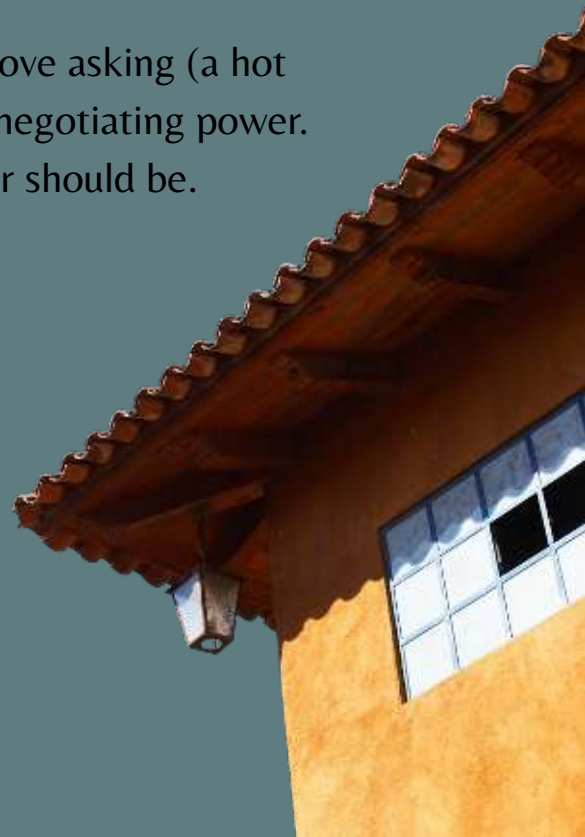
- Look up recently sold homes (comparables or “comps”) in your target area that are similar in size, age, and features to the home you’re considering.
- Pay attention to sale prices, not just listing prices—this shows what buyers are actually paying.
- Adjust for differences (upgrades, lot size, condition) to estimate a fair market value for your target home.
- Most real estate websites and local county assessor sites provide recent sales data.

Study List-to-Sale Price Ratios

- The list-to-sale price ratio shows how much homes are selling for compared to their asking price.
- A ratio above 100% means homes are selling above asking (a hot market); below 100% means buyers have more negotiating power.
- Use this info to decide how aggressive your offer should be.

Analyze Average Days on Market (DOM)

- DOM tells you how long homes typically stay on the market before selling.
- Short DOM means high demand—be ready to act fast.
- Longer DOM may signal overpricing or issues with the property, and could give you more room to negotiate.



ANALYZING THE DATA

Evaluate Inventory Levels and Market Trends

- Low inventory (few homes for sale) usually means more competition and higher prices.
- High inventory can mean more choices and better deals for buyers.
- Track whether inventory is rising or falling to anticipate market shifts.

Research School Ratings and Community Amenities

- Even if you don't have kids, good schools can boost property values and resale potential.
- Use sites like [GreatSchools.org](https://www.greatschools.org) to check ratings and reviews.
- Consider proximity to parks, shopping, healthcare, and public transportation.

Investigate Future Developments and Zoning

- Check city or county planning websites for upcoming projects, new businesses, or zoning changes.
- Future developments can impact property values, traffic, and quality of life—positively or negatively.

Look for Seller Motivation and Property History

- Research why the seller is moving—job relocation, downsizing, or financial distress can create negotiation opportunities.
- Check the property's sales history for price changes, previous listings, or failed sales.
- Ask for seller disclosures to learn about repairs, upgrades, or known issues.



ANALYZING THE DATA

Use Data to Spot Opportunities and Red Flags

- Homes priced below market value may need repairs, but could be a great deal for handy buyers.
- Watch for homes that have been on the market a long time—these sellers may be more flexible.
- Be cautious of homes with frequent price drops or re listings, as they may have hidden problems.

By mastering data analysis, you'll be able to confidently assess any property, make informed offers, and avoid costly mistakes. Remember, knowledge is power—use it to your advantage as you move forward in your home buying journey!



MAKING AN OFFER

Once you've found a home you love and analyzed the data, it's time to make an offer. This chapter will walk you through the process of crafting a strong, competitive offer and negotiating terms that protect your interests and maximize your savings.

Decide on Your Offer Price

- Use your research on recent sales (“comps”), list-to-sale price ratios, and days on market to determine a fair offer.
- Consider the home's condition, upgrades, and any repairs needed.
- Factor in market conditions—are homes selling above or below asking price in your area?
- Don't be afraid to start below asking price if the market allows, but be realistic to avoid being dismissed by the seller.

Determine Your Earnest Money Deposit

- Earnest money is a good-faith deposit that shows the seller you're serious.
- Typical deposits range from 1% to 3% of the purchase price, but can vary by market.
- A higher deposit can make your offer more attractive, especially in competitive markets.
- This money is usually applied to your down payment or closing costs at settlement.



MAKING AN OFFER

Choose Your Contingencies

- Contingencies are conditions that must be met for the sale to proceed. Common ones include:
 - Home inspection contingency: Allows you to back out or renegotiate if major issues are found.
 - Financing contingency: Protects you if your loan falls through.
 - Appraisal contingency: Ensures the home appraises for at least the purchase price.
 - Sale of current home contingency: If you need to sell your current home first.
- The fewer contingencies, the stronger your offer—but never waive important protections unless you fully understand the risks.

Write a Clear, Professional Offer Letter

- Your offer should include the price, deposit, contingencies, proposed closing date, and any requests (appliances, repairs, etc.).
- Consider including a personal letter to the seller, especially if you're competing with other buyers. Share what you love about the home and why it's perfect for you—sometimes a personal touch can make a difference, but consult your agent first before doing this. Sometimes a personal letter is not the best thing to do.

Submit Your Offer and Be Prepared to Negotiate

- Your offer is just the start of a conversation. The seller may accept, reject, or counter your offer.
- Be ready to respond quickly to counteroffers—delays can cost you the home in a hot market.
- Stay calm and focused on your goals. Know your maximum price and walk-away point before negotiations begin.



MAKING AN OFFER

Understand the Seller's Perspective

- Try to learn what's important to the seller: price, closing date, minimizing repairs, or a quick sale.
- Flexibility on terms (like move-in date or allowing the seller to rent back for a short period) can sometimes win you the deal, even if your offer isn't the highest.

Keep Communication Clear and Professional

- Respond promptly and keep all communication in writing.
- If you're working without an agent, consider having a real estate attorney review your offer and any counteroffers to ensure your interests are protected.

What Happens After Acceptance?

- Once your offer is accepted, you'll enter the contract phase—where deadlines, inspections, and paperwork become critical.
- Your earnest money deposit will be held in escrow.
- The clock starts ticking on your contingencies and closing timeline.

By understanding how to make and negotiate offers, you'll be able to move forward with confidence and increase your chances of landing your dream home at the best possible price and terms.



NEGOTIATING LIKE A PRO

Negotiation is where you can save thousands of dollars and ensure your interests are protected. Whether you're dealing directly with a seller or through their agent, mastering negotiation skills is key to getting the best deal possible.

Responding to Counteroffers

- After you submit your offer, the seller may accept, reject, or counter with different terms.
- Review any counteroffer carefully—look at price, closing date, contingencies, and included items.
- Don't be afraid to counter back if the terms aren't right for you. Negotiation is a normal part of the process.
- Stay professional and courteous; emotional reactions can hurt your position.

Using Inspection Results as Leverage

- A home inspection may reveal issues that weren't obvious during your initial walkthrough.
- Use the inspection report to request repairs, a price reduction, or a credit at closing.
- Prioritize major issues (roof, foundation, HVAC, plumbing, electrical) over cosmetic fixes.
- If the seller refuses to address serious problems, be prepared to walk away or renegotiate.



NEGOTIATING LIKE A PRO

Negotiating Closing Costs and Credits

- Closing costs can add up to 2-5% of the purchase price. You can ask the seller to pay some or all of these costs as part of your offer or during negotiations.
- If the home needs updates or repairs, request a credit at closing so you can handle the work yourself.
- In a buyer's market, sellers are often more willing to cover closing costs or offer credits.

Adjusting Timelines and Terms

- Flexibility can be a powerful negotiation tool. If you can accommodate the seller's preferred closing date or allow them extra time to move out, you may gain an edge.
- Conversely, if you need a quick closing, make sure your lender and title company can meet the timeline before committing.

Negotiating Personal Property and Extras

- Don't assume appliances, fixtures, or window treatments are included—specify what you want in your offer.
- If you love certain furniture or décor, ask if the seller is willing to include it for the right price.



NEGOTIATING LIKE A PRO

Staying Calm and Focused

- Know your priorities and limits before negotiations begin. Decide in advance what you're willing to compromise on and what's non-negotiable.
- Don't get emotionally attached to any one home—there will always be other opportunities.
- Take your time to review offers and counteroffers, but don't delay unnecessarily in a competitive market.

Document Everything

- Keep all negotiations and agreements in writing. Verbal promises are hard to enforce.
- Use email or your transaction management platform to track all communications and signed documents.

When to Bring in a Professional

- Negotiations can be complex. This is why we suggest working with an experienced agent early on for advice.
- Professionals can help you navigate tricky situations, draft addendums, and ensure your interests are protected.

By negotiating like a pro, you can save money, avoid surprises, and ensure a smoother transaction. Remember, everything is negotiable—don't be afraid to ask for what you want, and always protect your interests.



NAVIGATING CONTRACTS & INSPECTIONS

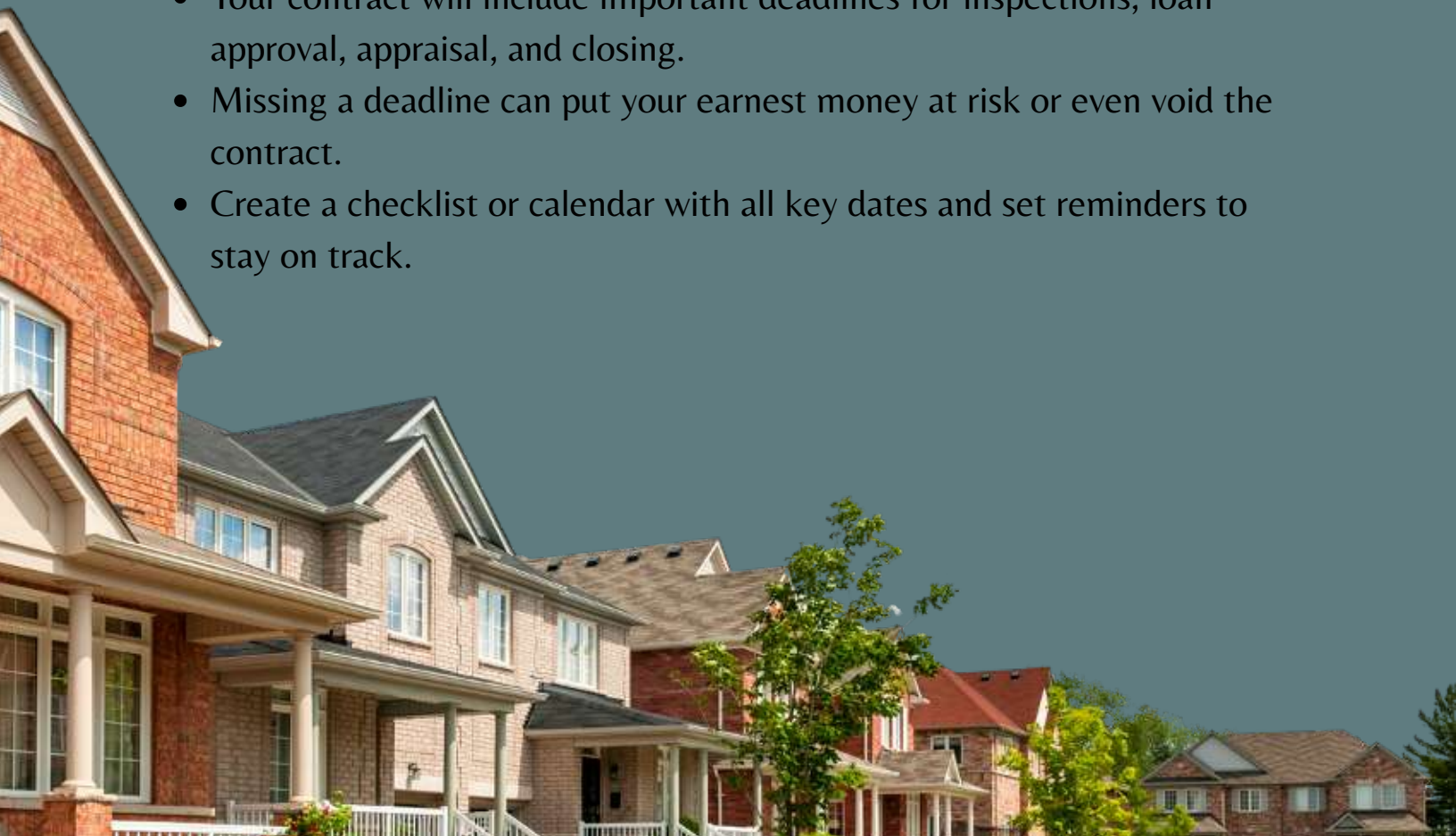
Once your offer is accepted, you'll enter the contract phase—a critical period where attention to detail and organization are essential. This chapter will help you understand the paperwork, manage deadlines, and ensure your new home is in good condition before you close.

Understanding the Purchase Agreement

- The purchase agreement (or sales contract) is a legally binding document outlining the terms of your home purchase.
- Review every section carefully: price, contingencies, included items, deadlines, and signatures.
- Make sure all verbal agreements (repairs, credits, included appliances) are written into the contract.
- Your real estate professional will go over the purchase agreement with you, so you understand the terms, conditions and obligations.

Managing Deadlines and Contingencies

- Your contract will include important deadlines for inspections, loan approval, appraisal, and closing.
- Missing a deadline can put your earnest money at risk or even void the contract.
- Create a checklist or calendar with all key dates and set reminders to stay on track.



NAVIGATING CONTRACTS & INSPECTIONS

Scheduling Inspections

- Arrange for a professional home inspection as soon as possible—this is your chance to uncover hidden issues.
- Consider additional inspections for pests, radon, mold, septic systems, wells, pools, or roofs, depending on the property.
- Attend the inspection if possible so you can ask questions and see issues firsthand.

Reviewing Inspection Reports

- Read the inspection report thoroughly and discuss findings with your inspector.
- Focus on major issues (structural, electrical, plumbing, HVAC) rather than cosmetic flaws.
- Use the report to negotiate repairs, credits, or price reductions with the seller.

Appraisal and Loan Finalization

- Your lender will order an appraisal to confirm the home's value matches the purchase price.
- If the appraisal comes in low, you may need to renegotiate the price, increase your down payment, or challenge the appraisal.
- Submit any additional documents your lender requests to keep your loan on track.

Title Search and Insurance

- A title company will research the property's history to ensure there are no liens, disputes, or ownership issues.
- Purchase title insurance to protect yourself from future claims against the property.

NAVIGATING CONTRACTS & INSPECTIONS

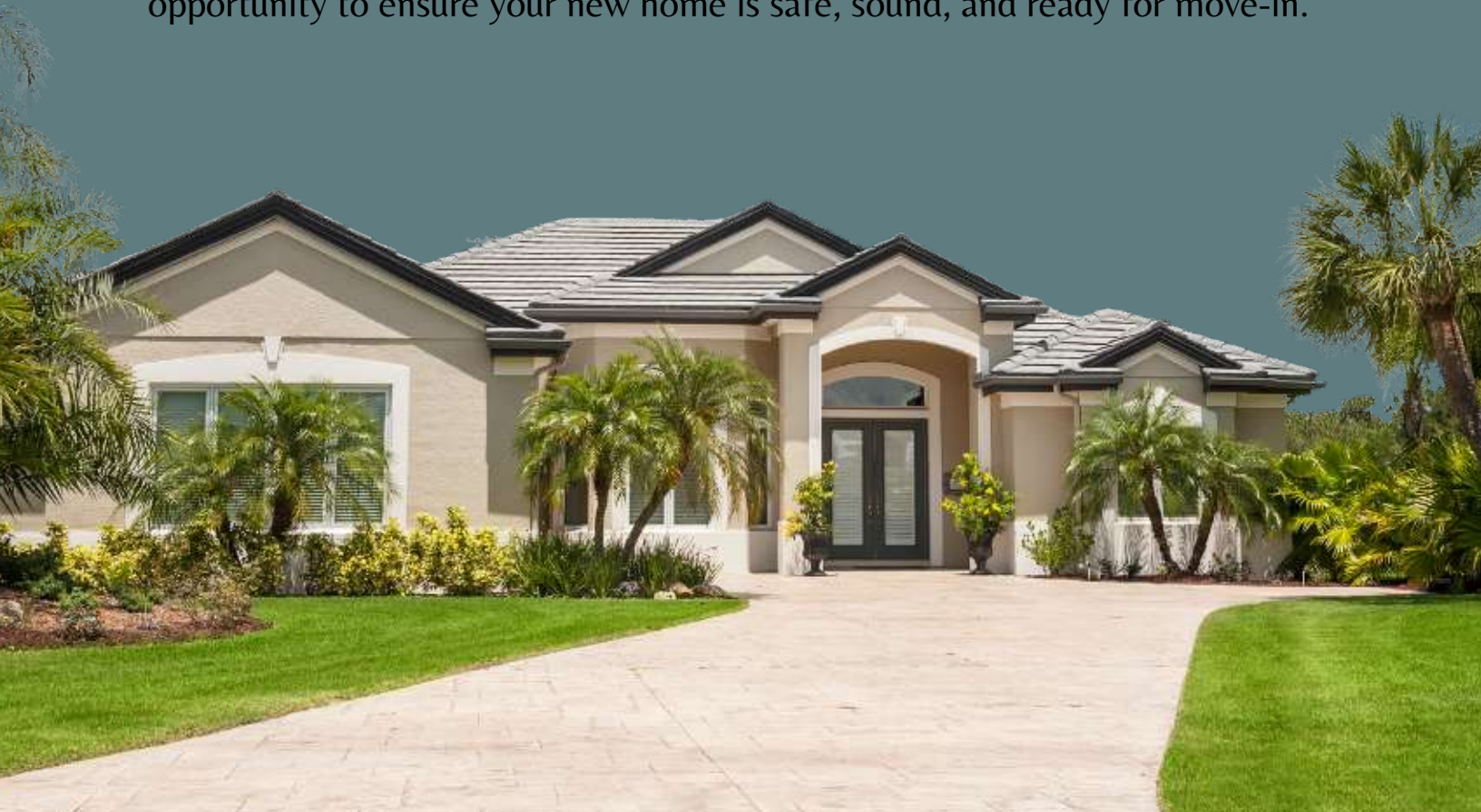
Reviewing Seller Disclosures

- Sellers are required to disclose known issues with the property (water damage, lead paint, repairs, etc.).
- Review these disclosures carefully and ask questions if anything is unclear.
- If new issues are revealed, you may be able to renegotiate or even cancel the contract.

Preparing for Closing

- Confirm all repairs and agreed-upon work are completed before closing.
- Schedule a final walk-through to ensure the property's condition matches your expectations.
- Review your closing disclosure, which details all costs and payments due at settlement.

By staying organized and proactive during the contract and inspection phase, you'll protect your investment and avoid last-minute surprises. This is your opportunity to ensure your new home is safe, sound, and ready for move-in.



CLOSING THE DEAL

You're almost there! Closing is the final step in your home buying journey, where ownership officially transfers from the seller to you. This chapter will walk you through what to expect, how to prepare, and how to ensure a smooth, stress-free closing.

Understanding the Closing Process

- Closing (also called settlement or escrow) is the meeting where you sign all the legal documents, pay your closing costs, and receive the keys to your new home.
- The process typically takes place at a title company, escrow office, or attorney's office, depending on your state.

Reviewing Your Closing Disclosure

- At least three days before closing, you'll receive a Closing Disclosure (CD) from your lender.
- The CD details your final loan terms, monthly payment, and all closing costs (lender fees, title insurance, taxes, etc.).
- Review every line carefully and compare it to your original Loan Estimate. Ask your lender or closing agent to explain anything you don't understand.
- If you spot errors or unexpected charges, address them before closing day.



CLOSING THE DEAL

Completing a Final Walk-Through

- Schedule a final walk-through of the property within 24–48 hours before closing.
- Confirm that all agreed-upon repairs are complete, appliances and fixtures are present, and the home is in the expected condition.
- Test major systems (HVAC, plumbing, lights, doors, windows) to ensure everything works.
- If you find issues, notify your agent or attorney immediately—don't sign until they're resolved.

Preparing for Closing Day

- Bring a government-issued photo ID (driver's license or passport).
- Bring a cashier's check or arrange a wire transfer for your down payment and closing costs (personal checks are usually not accepted).
- Bring proof of homeowner's insurance, as required by your lender.
- Review and sign all documents—don't rush, and ask questions if anything is unclear.

Understanding What You'll Sign

- Promissory Note: Your agreement to repay the mortgage.
- Deed of Trust or Mortgage: Secures the loan with your property as collateral.
- Closing Disclosure: Final breakdown of costs.
- Deed: Transfers ownership from seller to you.
- Affidavits and disclosures required by your state or lender.



CLOSING THE DEAL

Getting the Keys and Taking Possession

- Once all documents are signed and funds are transferred, you'll receive the keys to your new home!
- In some cases, possession may be delayed if the seller needs extra time to move out—make sure this is clearly outlined in your contract.

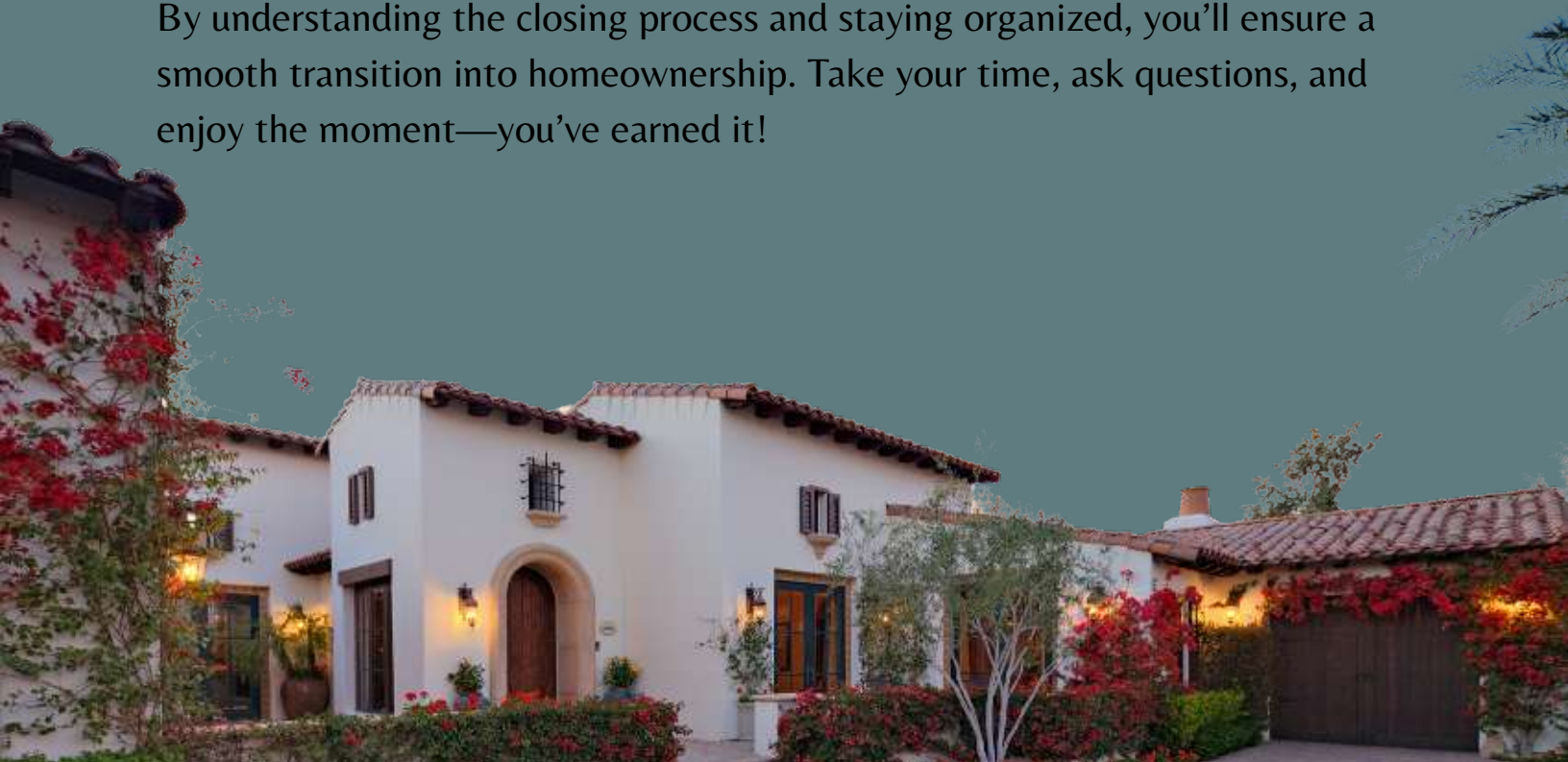
What If Issues Arise?

- If there are last-minute problems (title issues, missing documents, wire delays), stay calm and work with your closing team to resolve them.
- Don't be pressured into signing if something doesn't feel right—closing can be rescheduled if necessary.

After Closing: What's Next?

- Change the locks and security codes for peace of mind.
- Set up utilities, internet, and other essential services.
- Store your closing documents in a safe place—you'll need them for taxes and future reference.
- Celebrate your new home!

By understanding the closing process and staying organized, you'll ensure a smooth transition into homeownership. Take your time, ask questions, and enjoy the moment—you've earned it!



AFTER CLOSING - SETTLING IN

Congratulations—you're officially a homeowner! While closing is the finish line for your purchase, it's also the starting line for your new life in your home. This chapter will help you transition smoothly, protect your investment, and make the most of your new space.

Change the Locks and Secure Your Home

- For peace of mind, change all exterior locks and update security codes as soon as you move in.
- Test and update smoke detectors, carbon monoxide alarms, and home security systems.
- If your home has a security service, notify the provider of your ownership and update account details.

Set Up Utilities and Services

- Contact utility companies (electric, gas, water, trash, internet, cable) to transfer or set up new accounts.
- Schedule service start dates to coincide with your move-in.
- Update your address with the post office, banks, credit cards, subscriptions, and important contacts.

Plan and Organize Your Move

- Create a moving checklist and timeline to stay organized.
- Hire movers or recruit friends and family to help.
- Label boxes clearly and keep essential items (documents, medications, valuables) with you during the move.
- Take photos of your new home before moving in to document its condition.



AFTER CLOSING - SETTLING IN

Meet Your Neighbors and Explore the Community

- Introduce yourself to neighbors—they can be a great resource for local recommendations and support.
- Explore nearby parks, shops, restaurants, and community centers.
- Join neighborhood social media groups or attend local events to get involved.

Review Home Warranty and Maintenance Needs

- If you received a home warranty, review what's covered and how to file a claim.
- Schedule routine maintenance: HVAC servicing, gutter cleaning, pest control, etc.
- Create a maintenance calendar to keep your home in top shape and prevent costly repairs.

Keep Records and Stay Organized

- Store all closing documents, warranties, manuals, and receipts in a safe, accessible place.
- Track home improvements and repairs—these records can be valuable for resale or insurance claims.
- Consider creating a digital folder or binder for easy access.

Update Insurance and Emergency Plans

- Review your homeowner's insurance policy and update coverage as needed.
- Create or update your emergency plan (fire escape routes, emergency contacts, disaster supplies).
- If you have pets, make sure they're registered and have updated tags or microchips.



AFTER CLOSING - SETTLING IN

Enjoy and Personalize Your New Home

- Take time to settle in and make your space your own—paint, decorate, and arrange furniture to suit your style.
- Host a housewarming party to celebrate your achievement and meet new friends.
- Remember, it's normal for it to take a while to feel truly “at home”—give yourself time to adjust.

Stay Connected and Informed

- Stay in touch with your lender, insurance agent, and local officials for updates or important notices.
- Keep an eye on local real estate trends and property values for future reference.

By following these steps, you'll protect your investment, build a sense of community, and start enjoying all the benefits of homeownership. Welcome home!



READY TO HIT THE EASY BUTTON?

You've just learned how to buy a home on your own—step by step, like a pro. You now have the tools, knowledge, and confidence to navigate the process independently and make smart decisions every step of the way.

But let's be honest: buying a home can still be time-consuming, stressful, and full of surprises. If you ever feel overwhelmed, short on time, or simply want the peace of mind that comes from having experts in your corner, you don't have to go it alone.

Why Hit the Easy Button?

- **Save Time:** Skip the endless research, paperwork, and back-and-forth. Our team handles every detail, so you can focus on what matters most—your life and your family.
- **Maximize Savings:** We know the strategies and negotiation tactics that routinely save our clients \$24,000 or more on their home purchase.
- **Access More Homes:** Get exclusive access to off-market listings, builder incentives, and hidden opportunities you won't find on public sites.
- **Expert Guidance:** From the first showing to closing day (and beyond), our national team of real estate professionals will advocate for your best interests.
- **Stress-Free Experience:** We coordinate inspections, negotiate repairs, manage deadlines, and keep you informed every step of the way.
- **Ongoing Support:** Our relationship doesn't end at closing. We're here for you with trusted contractor referrals, homeownership tips, and answers to any questions that come up.



READY TO HIT THE EASY BUTTON?

How It Works

1. Schedule a Free Consultation: We'll discuss your goals, answer your questions, and create a custom plan for your home search.
2. Let Us Do the Heavy Lifting: We'll handle the search, showings, negotiations, paperwork, and everything in between.
3. Move In With Confidence: Enjoy your new home knowing you got the best deal, the best service, and a team you can trust for life.

Ready to make your move the easy way?

Contact us today to schedule your free, no-obligation consultation. Let our national team help you save time, save money, and make your dream home a reality—without the stress.

Your new home (and your \$24,000+ in savings) are just one click away. Hit the easy button now!

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