

Buyers & Guide



Licensed in Washington State & BC, Canada



REALTOR



MULTIPLE LISTING SERVICE

WA License #26003640



REAL BROKER, LLC.



*Meet with
Nikki*

I can guide you through each step of the home buying process.

During our initial meeting, we'll take the time to understand your unique needs, preferences, and budget. This consultation is an opportunity for us to establish a strong working relationship, where I can guide you through each step of the home buying process.

GETTING PRE-APPROVED



Before you start searching for your dream home, it's important to get pre-approved for a mortgage.

This step involves working with a lender who will assess your financial situation, credit history, and budget.

Being pre-approved not only gives you a clearer understanding of your budget but also strengthens your position as a serious buyer in the eyes of sellers.

When you work with me, you're not getting a team shuffle. You're getting me — start to finish.



SEARCHING FOR A HOME

Once you're pre-approved, the real fun begins. Now we get to go house hunting.

I'll narrow down properties that truly match your lifestyle, budget, and long-term goals — not just what looks good online. We'll schedule showings, tour neighborhoods, and talk through what feels right (and what doesn't).

This isn't about opening random doors.

It's about strategy.

I leverage my local Washington network, market knowledge, and daily MLS access to make sure you're seeing the right homes — quickly.

DEFINING YOUR CRITERIA



Before we start touring homes, we get clear.

The more specific we are upfront, the smoother (and smarter) your search will be. This step saves time, reduces overwhelm, and keeps us focused on homes that actually fit your life — not just pretty photos online.

Here's what we'll dial in together:

- **Location** Which neighborhoods *feel right*? How close do you want to be to work, schools, water, trails, coffee shops, or the freeway? Lifestyle matters — and location drives value.
- **Property Type.** Single-family home? Townhouse? Condo? Something with land? We'll choose what supports your lifestyle now — and five years from now.
- **Size & Layout** How many bedrooms and bathrooms do you truly need? Open concept or more defined spaces? Home office? Bonus room?
- **Features That Matter.** Backyard for kids or dogs? A real garage? Updated kitchen? Views?
- We'll separate the must-haves from the nice-to-haves.



WRITING A CONTRACT



When you've found the home you love, we'll help you draft a well-crafted purchase offer or contract.

This document outlines the terms and conditions of your offer, including the proposed price, contingencies, and any additional terms you may want to include. We'll go through each aspect of the offer with you beforehand, so you can feel confident in your understanding of the terms.

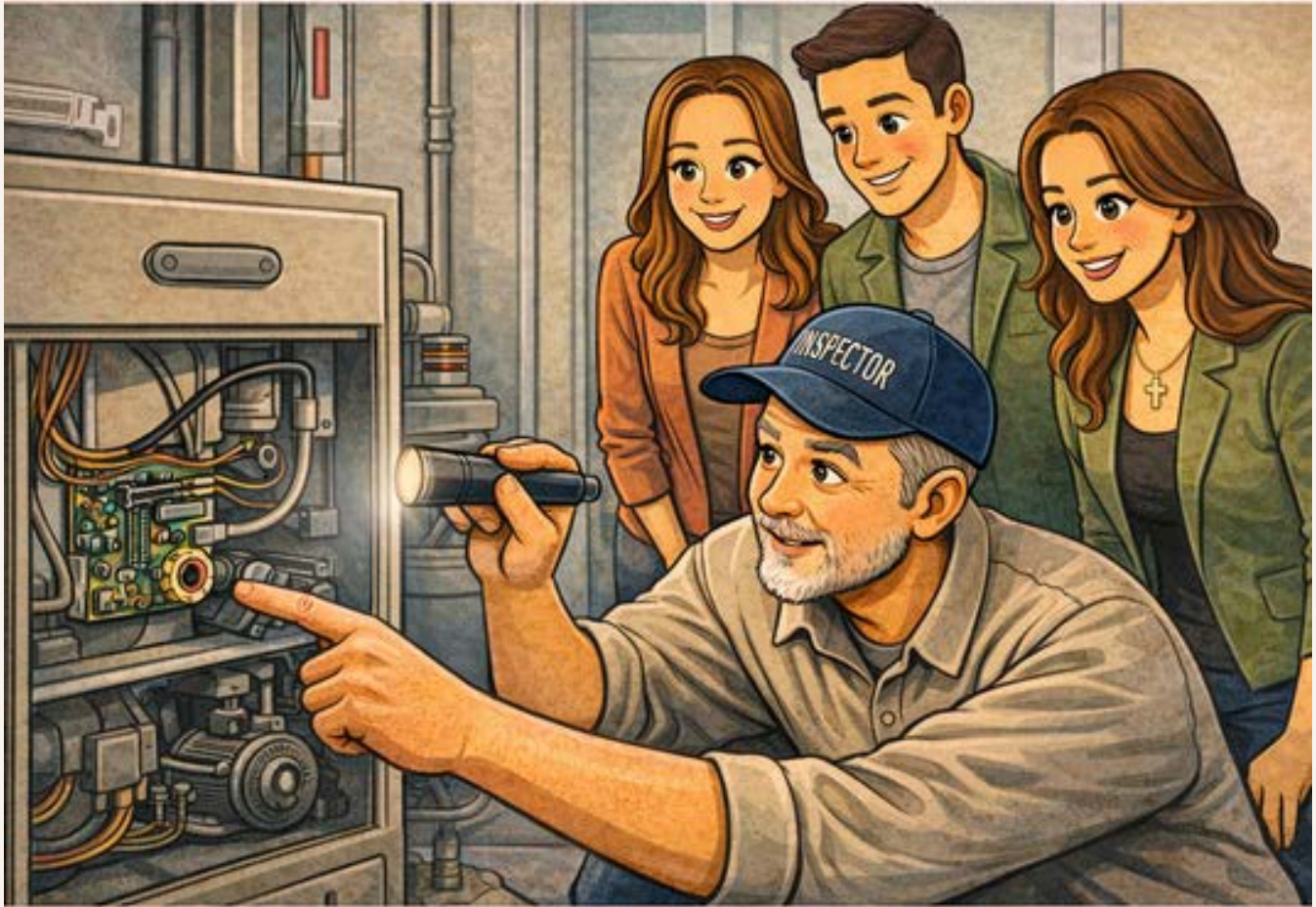
Our expertise in contract negotiation will ensure that your interests are protected and that you present a strong offer to the seller.

When you work with me in Washington, this isn't guesswork. It's intentional.



The clearer we get on your criteria, the faster we find the right home — and the stronger we position you when it's time to write an offer.

INSPECTION CONTINGENCY



INSPECTION CONTINGENCY

Once we're under contract, we take a closer look.

Your inspection contingency allows you to hire a licensed inspector to evaluate the home — roof, foundation, systems, structure, and major components like electrical, plumbing, and HVAC.

The goal isn't to find a "perfect" house. It's to understand what you're buying.

After the inspection report comes in, we review it together and decide next steps. You may:

- Request repairs
- Negotiate a credit
- Move forward as-is
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- Or walk away within your contingency timeline if needed

My job is to keep this stage calm and strategic.

Not every item is a deal-breaker — we focus on what truly matters and negotiate accordingly.

When you work with me, this part of the process isn't stressful.

TITLE CONTINGENCY



TITLE CONTINGENCY

Once we're under contract, we run a full title search.

This step makes sure the home you're buying has clear ownership — no hidden liens, unpaid taxes, legal claims, or surprise ownership issues.

The title company reviews the property history to confirm:

- No outstanding liens or debts
- No ownership disputes or missing signatures
- No unexpected claims or easements that could affect you

If anything comes up, we address it before closing.

If it's significant and can't be resolved, you're protected.

A clean title means you close knowing the home is truly yours — no loose ends.

APPRAISAL CONTINGENCY



APPRAISAL CONTINGENCY

After we're under contract, the bank orders an appraisal to estimate the home's market value. This step ensures you're paying a fair price.

- If the home appraises for the purchase price or more, you move forward. ✓
- If it appraises for less, we'll negotiate a solution. ✓
- If we can't reach an agreement, you're free to walk away within your contingency period. ✓



I'll help you deal with any curveballs so you feel confident about your investment.







MOVE COORDINATION



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 **Vendor Referrals:** Get names of trusted movers and other pros I recommend. 

 **Smooth Timeline:** I will help you organize your closing, moving day, and all the important details. 

 **Utility Setup:** Before you move in I'll give you a list to quickly transfer your utilities. 



I will make your move feel organized and manageable.

CLOSING



This is the finish line — closing day.

This is when everything becomes official. Documents are signed, funds are transferred, and the keys are handed over to you.

I coordinate with the title company, your lender, and everyone involved behind the scenes to make sure nothing gets missed and everything runs smoothly. No surprises. No scrambling. Just a clear plan, clean paperwork, and the moment you officially become a homeowner.