

HOME BUYER ROADMAP



THE MUST-KNOWS BEFORE BUYING A
HOME AT LAKE OF THE OZARKS

What's INSIDE

→ WHAT IT'S LIKE TO WORK WITH ME

No pressure, no guesswork — just strategy, communication, and someone in your corner from start to keys.

→ LOCAL NEIGHBORHOOD OVERVIEW

A quick snapshot of a few popular [City Name] neighborhoods – including their amenities, vibe & price point.

→ HONEST ANSWERS TO YOUR QUESTIONS

From “how do you get paid?” to “do I have to sell first?” — I break it all down without the jargon.

→ THE STEP-BY-STEP BUYER ROADMAP

Because “we’ll figure it out as we go” is not a strategy.

→ WHAT TO DO IF YOU'RE BUYING LATER

1-2 years out? Perfect. Let's set you up with a plan so you're ahead of the game when the time comes.

→ HOW TO FIND OFF-MARKET HOMES

Spoiler: not everything worth buying is listed on Zillow. I'll show you how I help uncover hidden options.

→ CHECKLISTS + TOOLS TO KEEP YOU ON TRACK

From pre-approval to packing, I've got resources to help you stay organized and confident from start to close.



So you're thinking about buying a home at the Lake?

You're in the right place.

Hi, I'm Landree — a local real estate agent here at Lake of the Ozarks, and this guide was made to help you feel clear, confident, and in control of the home buying process (no matter where you are on the timeline).

Whether you're planning to move in six months or just starting to think about the idea of owning a lake home, this resource walks you through what to expect, how to prepare, and what it actually looks like to work with an agent like me.

Landree Hills

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How I work with buyers

I'm here to guide you through every step of the process — from setting up a custom home search to connecting you with trusted lenders, helping you understand your financing options, and advocating for your best interest during negotiations.



A tailored VIP Home Search with properties that match your lifestyle and budget



Access to off-market opportunities through my local network, mailers, or targeted campaigns



Step-by-step support once we're under contract (no guessing or Googling required)

the FAQs

01/ HOW DO YOU GET PAID?

As of 2024, buyer agent compensation is negotiable and can vary depending on the property and agreement with the seller. I'll walk you through what this looks like upfront so there are no surprises — and we'll discuss your options before we tour a home.

02/ WHAT IF I'M NOT SURE IF I'M READY TO BUY?

Totally normal! I can help you explore what's possible, set up a custom search, and share resources to prepare — no pressure, just information to help you feel confident when the time is right.

03/ HOW DO I KNOW WHAT I CAN AFFORD?

Start with a free mortgage pre-approval — I can connect you with trusted lenders who'll walk you through your numbers and help define your price range. I also include a simple home budget calculator in this guide!

04/ WHAT IF I HAVE A HOUSE I NEED TO SELL FIRST?

No problem — I help clients buy and sell all the time. I'll walk you through timing, prep, and pricing so we can make a plan that feels smooth and stress-free. Whether you need to sell first, buy first, or do both at the same time, I've got you.

05/ IS RIGHT NOW THE BEST TIME TO BUY?

The best time to buy is when it aligns with your goals. I'll help you understand what's happening in the Lake market and guide you through timing, strategy, and next steps based on your situation.

This isn't my first rodeo...

Buying or selling a home is a big deal — I don't take it lightly. I've helped many make their splash at the lake and I'm proud to say that most of my business comes from referrals and happy clients coming back for round two.



200+

HOMES SOLD

From cozy condos to move-in ready single family homes.

11

YEARS IN BUSINESS

Grounded experience, local insight, and a people-first approach.

80%

BUYER REPRESENTATION

Helping clients from first-time home buyers to downsizers find the one.

100%

5-STAR REVIEWS

Strategic, proactive, and relentlessly focused on helping you find the one.

Don't just take my word for it...

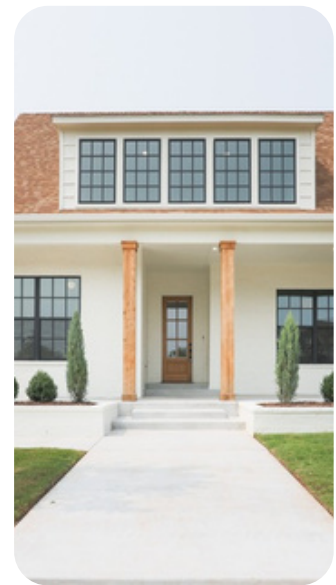


"Landree is an exceptional realtor, she was always honest, forthcoming, and knowledgeable about the market in Osage Beach. After we had a contract, she was invaluable during the period of getting things fixed. We lived out of town so she actually helped us close some items from the inspection by doing the work herself. Beyond anything I expected from a realtor."

THE DOERING FAMILY

"Landree was amazing throughout the entire process. We were able to find a property fairly quickly given a tight schedule & she made herself not only available but accessible as well. With her knowledge of the market, her understanding of our needs & wants against budget, she delivered. Her reputation & network allowed us to work through minor delays that arose fairly quickly. All in all, we found an immaculate 2 story lake townhome within budget in less than a week & she coordinated everything with the selling agent & the mortgage team/lender to drive things over the finish line. Couldn't be happier!"

KB



the ROADMAP

WHAT IT ACTUALLY LOOKS LIKE TO BUY A HOME.

01

Let's talk goals

We'll chat about your timeline, must-haves, and what buying a home actually looks like right now — no pressure, just real talk.

02

Get pre-approved + set your budget

I'll connect you with a trusted lender to figure out your price range, monthly payments, and the best loan options for your situation.

03

Make it official

We'll review and sign a buyer agreement so I can fully represent you, advocate for your best interest, and start unlocking off-market opportunities.

04

Start your home search

You'll get a personalized VIP home search (and access to listings you might not find online). We'll tour the good ones and rule out the rest — no wasted weekends.

05

Make an offer + go under contract

Found the one? I'll walk you through the offer, negotiations, inspections, and all the fine print — with strategy at every step.

06

Close + celebrate

Once the paperwork is done and the keys are yours, we celebrate (and yes, I'll still be here if you need anything after closing).

Your Guide to Lake Areas



Lake Ozark | Four Seasons

MEDIAN: ~\$370K

A large planned community within Lake of the Ozarks, offering Lakefront estates, condos, cozy cabins, and golf-course homes.



Osage Beach

MEDIAN: ~\$351K

One of the more central hubs of the Lake region with strong retail access, homes, and condos, blending nature's beauty with plenty of activities and conveniences, attracting both visitors and locals.



Rocky Mount

MEDIAN: ~\$376K

Quiet, lake-adjacent area, fewer amenities than hubs like Osage Beach, but strong for buyers wanting lake access with less tourist hustle.

Your Guide to Lake Areas



Porto Cima | Villages

MEDIAN: ~\$960K

Porto Cima & The Villages lean luxury – gated or high-amenity communities, high price point.



Sunrise Beach

MEDIAN: ~\$554K

Famous for its beautiful waterfront, offshore homes, and lively community, it provides a mix of peace and excitement.



Gravois Mills

MEDIAN: ~\$325K

Smaller community on the lake, more rustic/lake-coves, quieter than major hubs; attractive for second homes or lake lifestyle without major retail.

Your Guide to Lake Areas



Camdenton

MEDIAN: ~\$340K

Larger town, more full-time residents, good services (schools, shopping). Slightly more affordable than lakeside premium zones, yet still in the Lake region.



Linn Creek

MEDIAN: ~\$394K

Another area with lake access, good for full-time or vacation living, somewhat off the major commercial veins.



Eldon

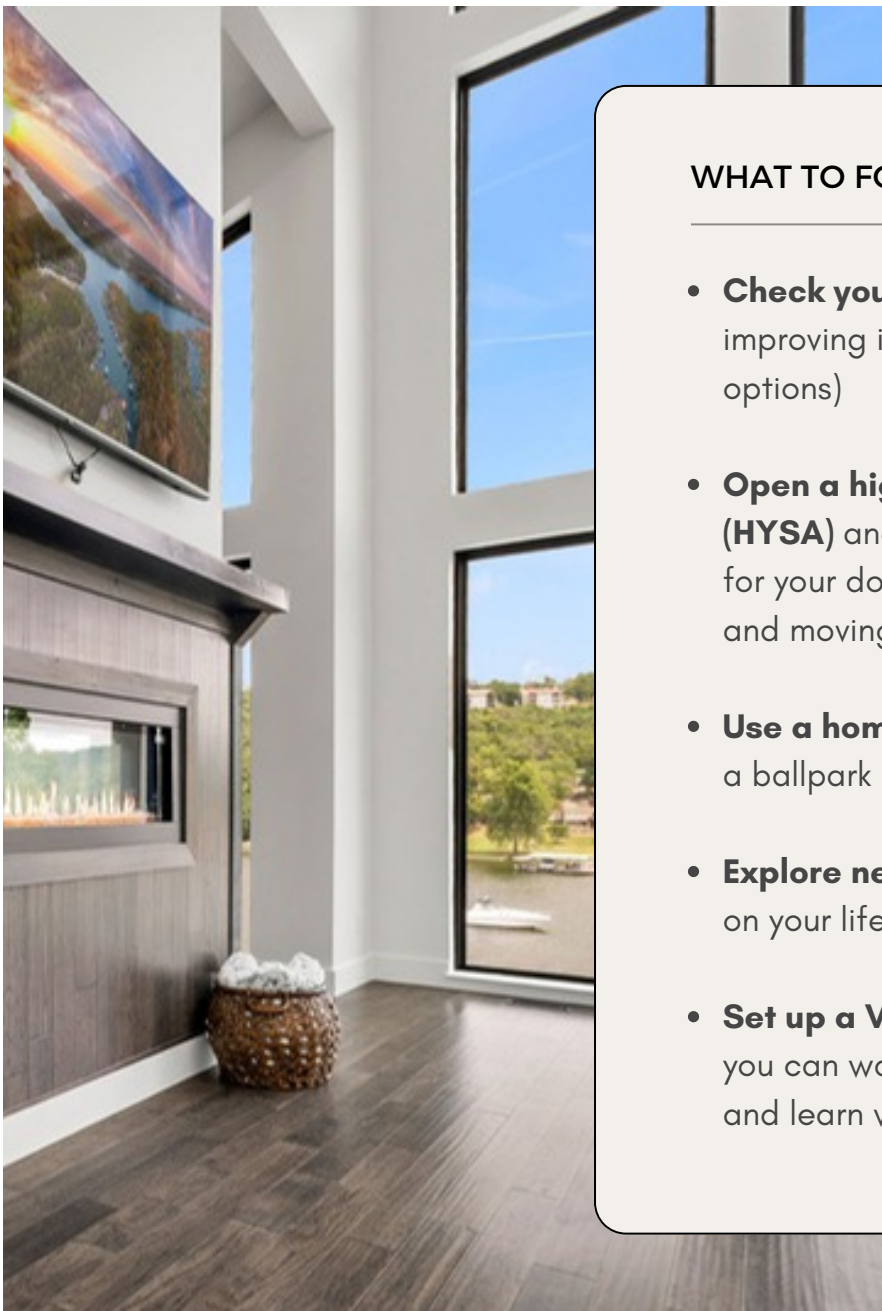
MEDIAN: ~\$252K

Good for buyers looking for access to Lake of the Ozarks area but more budget-friendly.

The “Just Browsing” Buyer Blueprint

1-2 YEARS OUT? PERFECT.

Buying later doesn't mean you have to wait to get organized. In fact, this is the best time to lay the groundwork so when you're ready, you're not starting from scratch — you're ready to move.



WHAT TO FOCUS ON NOW:

- **Check your credit score** and work on improving it (ideally 700+ for best loan options)
- **Open a high-yield savings account (HYSA)** and start putting aside money for your down payment, closing costs, and moving expenses
- **Use a home budget calculator** to get a ballpark of your budget
- **Explore neighborhoods** and get clear on your lifestyle must-haves
- **Set up a VIP Home Search** with me so you can watch the market in real time and learn what your money can get you

How To Find Off-Market Homes

Not everything worth buying is on Zillow.

In competitive markets (or if you're searching for something super specific), waiting for the perfect listing to pop up on the MLS isn't always the move.

HERE'S HOW I HELP CLIENTS GET AHEAD OF THE CROWD:



Targeted mailers to homeowners in neighborhoods you're eyeing



Tapping into agent-only networks where homes are shared before they hit the market



Social campaigns to attract potential sellers who haven't listed yet



Personal outreach to past clients & contacts who might be a match

Because you deserve an agent who doesn't just set up a home search and hope for the best.

Next Steps

LET'S MAKE A GAME PLAN

Whether you're ready to start touring homes or just getting your finances in order, here's how we can work together:

1. We'll book a quick intro call to talk timing, goals, and next steps.
2. I'll set up your custom VIP Home Search.
3. I'll send over prep tools based on where you are in the buying process.
4. We'll go at your pace — whether that means looking now or prepping for later.

SCHEDULE A 15 MIN CALL

Your next move starts here — and
I'll guide you the whole way.



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