

The
TAILORED-TO-YOU

Method



FIRST-TIME HOMEBUYER'S GUIDE

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YOU TOLD YOURSELF RENTING WAS FINE.
IT WAS TEMPORARY. A STEPPING STONE. UNTIL ONE DAY, IT WASN'T.

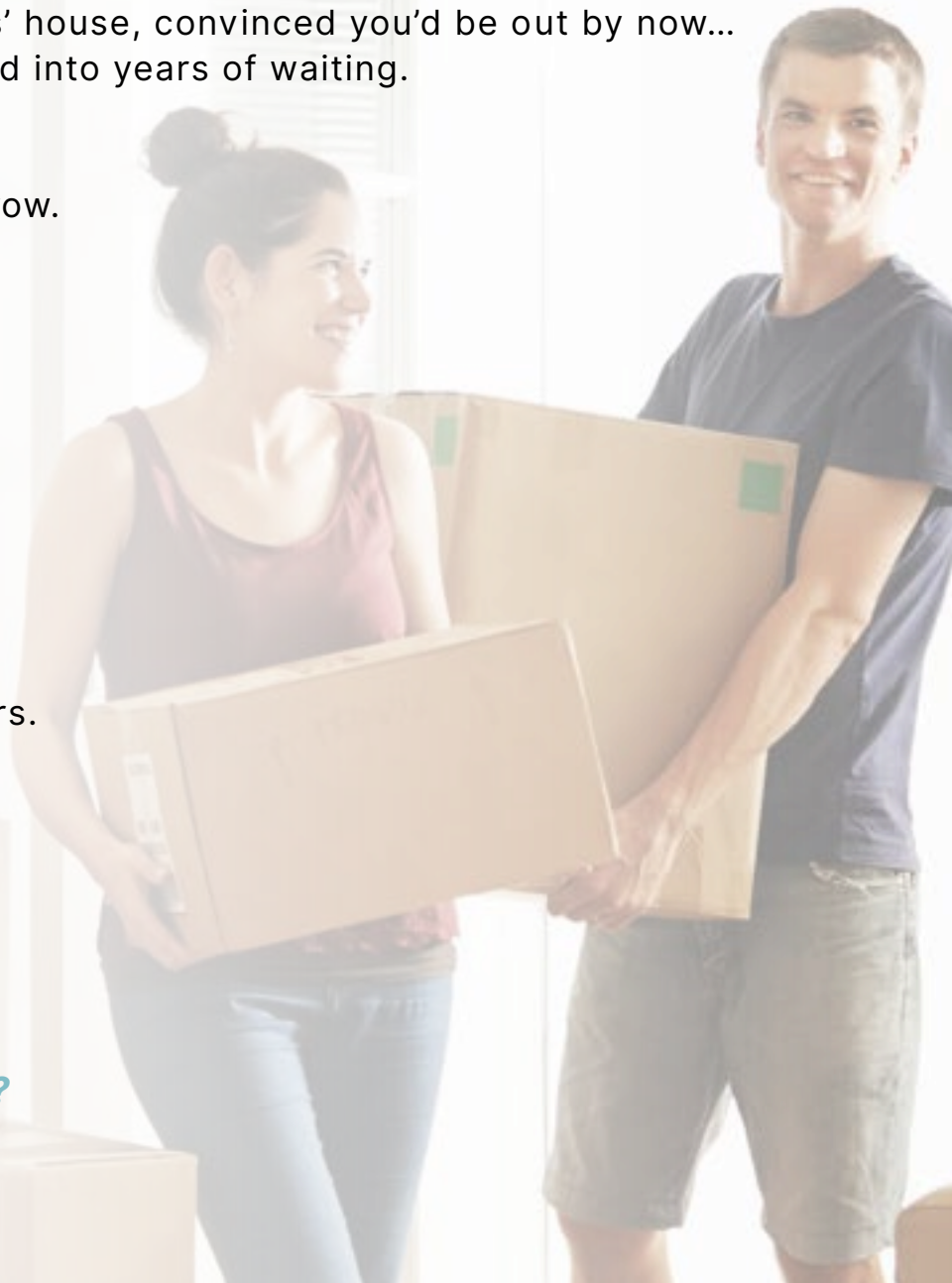
Maybe you've been stuffing your life into a too-small rental, watching the rent climb higher while your savings barely budge.

Maybe you're still at your parents' house, convinced you'd be out by now... except "just until I save up" turned into years of waiting. Or maybe you're dreaming of starting a family, but there's **literally** no room to grow.

No matter how you got here, you're feeling stuck. Trapped between **wanting more** and **not knowing how to get there**. And every month, your rent check disappears into someone else's pocket. No equity. No long-term investment. Just another payment for a place that will never truly be yours.

It's frustrating.
Overwhelming.
And if nothing changes, homeownership will only feel further out of reach.

But what if things were different?



Picture this...

Gone are the days of rent checks vanishing into your landlord's pocket. Now, every mortgage payment is an investment in your future. Each month, you're building equity, creating long-term financial security, and finally putting down roots.

You're sipping your morning coffee on your back patio, taking in the peaceful surroundings of your new neighborhood. The stress of moving? A distant memory. This home is your sanctuary, a place where you can truly relax and be yourself.

Your social life has taken on a whole new meaning. Your home is now the go-to spot for cookouts, game nights, and lazy Sunday mornings. Loved ones gathered around your dining table, laughter filling the air... it's exactly the kind of life you've dreamed of.

And if starting a family is on the horizon, you can already picture it: kids playing in the backyard, learning to ride bikes in the driveway, growing up in a space filled with love and laughter. You built this foundation.

But maybe the best part?

That feeling of accomplishment every time you pull into your driveway. This home is yours.

You made this happen.



LET'S MAKE THIS YOUR *reality.*

I've helped countless first-time buyers get unstuck and finally step into homeownership.

I know exactly where people struggle, and that's why I created my Tailored To You Method - a five-step system designed to take you from frustrated renter to confident homeowner.

It's time to stop watching from the sidelines.

Let's find a place you can truly call your own.

Here's how it works...



THE TAILORED-TO-YOU METHOD

STEP 1: *homeownership* STARTS HERE

Buying your first home is exciting—but it can also feel overwhelming.

That's why our first step is all about getting to know you - your goals, your worries, and what truly matters in your future home.

Here's what we'll cover in our first conversation:



1. YOUR *wants & needs*

We'll talk about what you're looking for - your must-haves, nice-to-haves, and deal-breakers.

2. YOUR *concerns & questions*

Whether it's affordability, timing, or the process itself, I'll listen closely and address any fears head-on.

3. HOW *I work*

I'll explain the buyer representation agreement, how commissions factor into offers, and what to expect at each stage.

4. YOUR *personalized plan*

Based on our conversation, I'll create a clear, tailored strategy to help you move forward with confidence.

By the end of this step, you'll feel heard, understood, and ready to take the next step toward homeownership, with me guiding you every step of the way.

STEP 2:

NEW *house*, NEW *beginnings*

You're ready for a fresh start, but figuring out what that looks like can feel overwhelming. That's where I come in—to help bring your vision into focus and guide you through the next steps with confidence.

Here's what we'll cover in this step:



UNDERSTANDING *your budget*

I'll connect you with a trusted lender to determine your purchasing power, walk you through pre-approval, and ensure you feel confident about what you can comfortably afford.



EXCLUSIVE *home search*

You'll get access to Zenlist, an invitation-only app with private listings not available on public sites, plus a built-in chat for real-time updates.



Touring homes WITH PURPOSE

I'll help you assess each property's pros and cons, keeping you focused on homes that truly fit your lifestyle and goals.



CRAFTING A *winning offer*

When you find "the one," I'll guide you through writing a strong, competitive offer—breaking down every step so you feel informed and in control.

At times, this phase can feel exciting **and** a little impatient, but with me by your side, you'll move forward with clarity, exclusive access to house listings, and the confidence to make an offer when the time is right.

STEP 3: OFFER TIME!

You've found the one, now it's time to make it yours! This part of the process moves fast, but don't worry - I'll be right by your side, making sure you feel confident every step of the way.

Here's what happens next:

1. UNDERSTANDING *your budget*

I'll connect you with a trusted lender to determine your purchasing power, walk you through pre-approval, and ensure you feel confident about what you can comfortably afford.

2. EXCLUSIVE *home search*

You'll get access to Zenlist, an invitation-only app with private listings not available on public sites, plus a built-in chat for real-time updates.

3. *touring homes* WITH PURPOSE

I'll help you assess each property's pros and cons, keeping you focused on homes that truly fit your lifestyle and goals.

4. CRAFTING A *winning offer*

When you find "the one," I'll guide you through writing a strong, competitive offer—breaking down every step so you feel informed and in control.

**By the end of this step, you'll have an accepted offer on your dream home!
One step closer to making it officially yours!**

STEP 4: INSPECT & PROTECT

With your offer accepted, it's time to ensure your dream home is exactly what it appears to be. This step is all about due diligence so you can move forward with confidence.

Here's what happens next:

Attorney Review

I'll send your contract to your attorney for review, ensuring your interests are fully protected.

Home Inspection

A professional inspector will thoroughly examine the property—from the foundation to the roof—identifying any hidden issues.

Inspection REPORT REVIEW

Your attorney will go over the findings with you, helping you decide whether to request repairs, negotiate credits, or move forward as-is.

Guidance & Support

If surprises come up, don't stress. I'll walk you through your options and help you make the best decision for your situation.

By the end of this step, you'll have a clear picture of the home's condition and the peace of mind that your attorney and I are advocating for your best outcome.

STEP 5: SEALING THE DEAL

You're in the home stretch! Now it's time to finalize the details and get you ready to move into your new home.

Here's what happens next:

Final Walk-Through

We'll do a last check to ensure any agreed-upon repairs are complete and the home is in the same condition as when you made your offer.

Closing Prep

I'll help you stay on top of gathering documents for your lender, ensuring your funds are ready, and avoiding any last-minute surprises.

Smooth Transaction Support

While bumps can happen, I'll be in constant communication—tackling challenges with honesty, creative problem-solving, and a commitment to getting you HOME.

Resources & Checklists

From setting up utilities to finding trusted professionals, I'll provide everything you need for a seamless transition.

Closing day will be here before you know it! Once the paperwork is signed, take a moment to celebrate... **you're officially a homeowner!**

But my support doesn't end here. As part of my **client family**, I'm your go-to resource for anything home-related - contractor recommendations, market updates, or just catching up over coffee.

From our very first conversation to handing over your keys (and beyond), I'm honored to be part of your journey.

Here's to new beginnings and a bright future in your new home!



YOU
DESERVE A
REAL ESTATE
AGENT WHO

listens

AND MY SUPPORT
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YOU GET YOUR KEYS.

As part of my **client family**, you'll always have access to my trusted resources, from home maintenance referrals to estate planning connections. If you're looking to personalize your new space, I partner with an interior design company that offers exclusive services and discounts to my clients.

So take a deep breath, smile, and enjoy this exciting new beginning.

You've earned it!

And remember: I'm always just a phone call away if you ever need anything.

Testimonials

WHAT CLIENTS ARE SAYING:

Becky is an exceptional Realtor. She is knowledgeable, ethical and can navigate a challenging real estate market with ease. If first impressions matter, you will feel comfortable after meeting her. She has a gift of asking the right questions and then taking those answers into the home showings that she does with her clients. This allows her to quickly point out why she believes if a home would be suitable for her buyer. She can also recommend a Loan Program that becomes necessary when a buyer has a home to sell and they need to quickly buy the new home before it is purchased by another interested party. This can make the difference in actually getting the home you really want.

If you want a Realtor that is knowledgeable, accessible and really cares about her clients, then request Becky.

-Carla S.

Our story began 500 miles from our present home. Upon retirement, our goal was moving back to family. We met Becky Johnson at an open house. What a find! Becky worked patiently with us for two years before we sold our previous property and found our existing home. Becky has the utmost integrity and is truly a 'salt of the earth' person. During our lifetime, we have had 26 personal real estate closings in 5 different states. We can honestly say, without a doubt, Becky Johnson was the finest real estate professional we ever dealt with. In our opinion, Becky deserves 10 stars!

-Bob H.

I have owned houses for over 50 years. In that time, I have met and worked with more than a few realtors. But I can say that I have never worked with one that worked harder, or smarter than Becky Johnson. Beside being really good at what she does, she is delightful to work with, and works really well under pressure. When we accepted the offer for the sale of our house, the purchasers needed to be in the house in 3 weeks. That meant that we had to find a house to purchase, negotiate a contract with an equally short timeline. We had to find movers, get a mortgage, find a way to get rid of a whole lot of stuff that wasn't moving with us, arrange for temporary housing for a week between moves. and what felt like a million little things that had to be done all at the same time. Becky navigated us through all of that like it wasn't even a challenge. She had answers for all of our difficulties, made really good recommendations for services and helped us close the transactions with no problems. I cannot say enough good things about Becky, and I can promise that you will not find a better realtor to deal with.

-Al M.



My Story

At just 12 years old, I started learning the ins and outs of real estate. It was more than just houses; It was a distraction from the hard stuff happening around me.

My parents were going through a divorce, which meant looking for a new house. Climbing into the back of the Realtor's fancy Cadillac, I was excited about a fresh start with less chaos.

I learned that picking a house is about more than just square footage. Such as, a house in Park Ridge with 5 floors might seem cool, but it also sounds tiring. Power lines and high levels of radiation are a hard no. I appreciated the wide-open floor plan I saw in Elk Grove (especially when it had a cute Corgi that met us at the door!). And of course, a house in Hoffman Estates taught me location, location, location!

Looking at those houses brought me joy, even though my world was crumbling.



Time passed and it was quite bumpy. At just 17 I became a mom. Later on, I experienced my own divorce and even foreclosed on our home. I chose different careers, like being a dental assistant and an in-home personal trainer, but real estate still had a special place in my heart.

Thanks to the support of my friends and family, I took the real estate exam in 2017 and passed on the first try (a tough thing to do!).

As wild as it might seem, without my parents' divorce, I wouldn't have gone for rides in that fancy Cadillac and discovered my love for real estate. Now, there's no place I'd rather be.

As my client, I believe you deserve a real estate agent who listens. I want to hear about your needs at this stage of life and how your current house is no longer a fit for you. Being a Certified Life Coach, I have extra training to know what questions to ask to get to the bottom of your buying and selling needs. We'll work as a team to accomplish your real estate goals.

Now, I help people, especially those downsizing, to feel confident through the buying and selling process. I call it my "Tailored To You Method." It's about finding a home that fits your life and dreams. My core values of family, authenticity, and curiosity guide everything I do.

So if you're looking for a new beginning in a home that suits your needs, I'm here to help you every step of the way. Let's find the right place for your story to begin!

-Becky J.

Contact Me



Becky Johnson

ABR, SRS, SRES

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