BUYER'S GUIDE

SHERRI WARF

FROM START TO SOLD. ALL THE DETAILS YOU NEED TO SUCCESSFULLY BUY YOUR NEW HOME.

WELCOME

Hi, I'm Sherri and I believe in home.

Home is more than just a physical space. It's where you create countless memories, share moments with loved ones, and where you feel most comfortable.

When it comes time to buy a new home and begin a new chapter, the process can oftentimes feel overwhelming. Buying a home can be an emotional journey, and it's understandable to feel apprehensive.

Rest assured that together, we can help you navigate the process with ease. We'll outline the process and create a plan together, so you don't have to do any of the heavy lifting.

From setting a budget, to finding the right neighborhood, negotiating the best terms for you & creating a smooth close, this booklet will be your guide.

Sherri

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ABOUT ME, BY THE NUMBERS

SHERRI WARF

Realtor®
& Lover of Animals 🐾

ABOUT ME

I've lived in Las Vegas for over 51 years and have been a licensed real estate agent for 18. I love helping people achieve their personal & financial dreams through buying & selling real estate. I also have a passion for animals & would love to one day start a rescue for the abandoned & abused.

@sherriwarfhomes

AUDIENCE DEMOGRAPHICS

2334	FOLLOWERS
79%	FEMALE AUDIENCE

TOP COUNTRIES	United States	82%
	Turkey	6%
AGE RANGE	25-34	25%
	35-44	18%
	45-54	26%
	55-64	21%

AUDIENCE PERFORMANCE

LAST 90 DAYS

12,411
Reach

406
Profile Visits

26,044
Impressions

WHY HIRE A TEAM?

When it comes to buying or selling a property, having a real estate team on your side is a game-changer. Not only will we always be available to take calls and show properties, but we'll also bring a wealth of experience and expertise to the table.

When it comes time to purchase what is likely to be your largest asset, it's vital to have someone on your team watching out for your best interests.

We not only provide expert market knowledge, access to exclusive listings, and skilled negotiation on your behalf, but we streamline the complex process, handle paperwork, and ensure you get the best deal while adhering to legal requirements.

This expertise saves you time, reduces stress, and helps you make informed decisions.

SAY HELLO TO MY TEAM...

AMANDA - MARKETING

BEKA - OPERATIONS

KEITH - TRANSACTION COORDINATOR

JESS - CONCIERGE

SUCCESSFUL

BUYING PROCESS

I KNOW THAT BUYING A NEW HOME CAN BE STRESSFUL...

But it doesn't have to be. Instead it can be the wonderful start to a new chapter. The anticipation of creating new memories in a home that better serves your needs. We're here to help you determine your budget, find the perfect neighborhood & hear "OFFER ACCEPTED!"

Moving to a new home is EXCITING and we can't wait to help you every step of the way.

SET YOUR BUDGET

GET PRE-QUALIFIED

FIND YOUR HOME

MAKE AN OFFER

INSPECTION PERIOD

CONTINGENCY REMOVAL PERIOD

CLOSE ON THE HOUSE (AND CELEBRATE)

HOW DOES A REAL ESTATE TRANSACTION WORK?

BUYER

BUYER'S REALTOR

SELLER'S REALTOR

SELLER

LOAN EVALUATION
BEFORE MAKING AN OFFER, TALK WITH A FEW LENDERS TO DETERMINE YOUR BUDGET

FIND YOUR DREAM HOME!

OFFER PRESENTED
BUYER'S REALTOR PRESENTS OFFER TO SELLER'S REALTOR, WHO CONVEYS IT TO SELLER

PURCHASE NEGOTIATION
SALES PRICE, TERMS AND CONTINGENCIES ARE NEGOTIATED & AGREED UPON.

SALES AGREEMENT EXECUTED

SELLER'S DISCLOSURES
SELLERS PROVIDE DISCLOSURES THAT MAY MATERIALLY EFFECT THE VALUE

GOOD FAITH DEPOSIT
BUYER SUBMITS EARNEST DEPOSIT TO TITLE COMPANY WHICH IS HELD IN EARNEST

INSPECTION PERIOD
BUYER BEGINS (TYPICALLY) A 10-DAY INSPECTION PERIOD & SUBMITS REPAIR REQUESTS.

LOAN APPLICATION PROCESSED & APPRAISAL ORDERED

TITLE SEARCH
CONCURRENT WITH LOAN PROCESS, CLOSING AGENT CONFIRMS SELLER HAS CLEAR RIGHT TO SELL PROPERTY & ESTABLISHES FACTS, SUCH AS WHETHER THERE ARE ANY RESTRICTIVE COVENANTS ON THE USE OF THE PROPERTY

CONTINGENCIES SATISFIED
ONCE FINANCING IS COMPLETE, INSPECTION REPAIRS MADE, APPRAISAL COMPLETE, CONTINGENCIES ARE DROPPED OFF.

CLOSING DOCS ISSUED
LENDER PROVIDES LOAN ESTIMATE & CLOSING DISCLOSURES DETAILING ALL TERMS & COSTS

FINAL WALK THROUGH
1-2 DAYS PRIOR TO CLOSING, BUYER CONFIRMS THAT THE HOME IS IN THE SAME CONDITION AS WHEN PURCHASED & ALL AGREED UPON REPAIRS HAVE BEEN MADE

TRANSACTION CLOSED

the TIMELINE

BUDGET

- Determine what you want your monthly payment to be
- Determine how much you want to put down

MEET WITH A LENDER

- Interview lenders
- Crunch the numbers to determine how much home you can afford
- Lender pre-approval letter

SET UP YOUR HOME SEARCH

- Determine what your “must have” items are
- Define the location you want to live in
- Set up your home search with your Agent

SHOWINGS

- Walk any homes that meet all of the qualifications you've set until you find the right one & submit an offer

OFFER ACCEPTED!

- Deposit earnest money
- 10-day inspection period
- Repair Request
- Appraisal

CLOSING DAY

- Sign all lender documents
- Sign all title documents
- Lender funds loan
- Title Sends to record (**the house is not closed until this step happens**).

MOVING DAY

- Schedule your movers
- Turn on all utilities in your name
- Welcome Home!

SET YOUR BUDGET

I know…the dreaded B word, but if you're crystal clear on what your budget is, this process will be SO MUCH EASIER. You'll want to meet with a lender to determine final numbers, but take some time to determine what monthly payment feels comfortable for you and your family at this time. As a rule of thumb it is recommended that your mortgage not exceed more than 1/3 of your take home pay. Before you lock yourself into that, I will tell you that there are exceptions depending on your season of life. A few things to consider:

Are you at the front end of your earning potential? If so, you might want to push on your budget a bit. This would be for young professionals like attorneys that just graduated law school. Their entry level pay has a lot of room to increase over the coming years, so it might make sense to over extend just a bit, knowing you can grow into the monthly payment.

Are you at the end of your earning potential? If so, you might not want to push on your monthly budget. This would be for anyone on the back end of their career OR with a fairly fixed income.

AGENT COMPENSATION & THE **NAR** SETTLEMENT

The National Association of REALTORS® (NAR) has announced a settlement to end litigation related to broker commissions, affecting over one million members and various REALTOR® associations and MLSs. This settlement includes a $418 million payment.

NAR denies any wrongdoing related to the MLS cooperative compensation model but agreed to new rules **prohibiting offers of broker compensation via MLS** and **requiring** written agreements between MLS participants and Buyers.

CHANGES NAR AGREED TO IMPLEMENT

- Prohibit MLS compensation offers - **Sellers CAN offer a Co-broke**, it just MAY NOT be marketed through the MLS.
- *Written agreements - Requirement for MLS participants working with buyers to enter into written agreements with their buyers.*
- Continued option for Compensation - **Offers of buyer broker compensation can still be pursued off-MLS through negotiation**.
- Implementation Timeline - Changes effective August 17, 2024.

In summary, sellers **can** still offer cooperative compensation to buyers agents. With the new Buyer Broker Agreement system, every buyer **MUST** have a written agreement with their agent, detailing compensation. Compensation for buyer's agents is now a negotiable closing cost and can be added to the additional terms in offers to sellers, similar to the other closing costs/expenses a buyer pays.

We excel at getting these costs covered for our clients and will never let commissions stand in the way of you securing your desired home. Through our preferred partners, we have a program in place to cover *some* of these costs for you, should you need to pay them directly.

AGENT COMPENSATION

Inside real estate transactions there are typically two agents involved. One agent represents the seller, the other agent represents the buyer. Each agent works to create circumstances that are agreeable to their clients.

Typically, seller's pay a % of the purchase price to their agent and a % to the buyer's agent. New NAR regulations **prohibit** us from offering a buyer co-broke inside the MLS, but it is still recommended that seller's offer a co-broke to a buyer's agent, here's why:

- **It makes their listing more appealing.** Buyers face a lot of upfront costs when purchasing a home, seller's covering this cost allows buyers to afford more.
- **It creates a smoother transaction.** A represented buyer is a buyer that is educated with an agent working to make sure we get everyone to the closing table.

Sellers are not required to offer a buyer's agent co-broke, this means buyers need to be prepared to pay their agent out of pocket if need be. As a buyer's agent, it is my job to seek best circumstances & terms for your purchase, which is why we'll do our very best to negotiate a seller paid commission structure.

PREFERRED PARTNERS &
BUYER REPRESENTATION

CREDITS

Negotiating a seller concession to cover your buyer's agent representation is not a guaranteed outcome. To ease this concern, our partner companies are generously providing extra credits to assist with these expenses. While it is not mandatory to use any of our affiliated companies, it is something worth considering.

For the average home price in Las Vegas, these combined credits total over $3000. Should your buyer's agent commission be fully covered through negotiation, you can utilize these credits to cover any other cost you may incur, providing you with financial flexibility and peace of mind throughout the transaction.

Preferred Partners

YOUR STREAMLINE TEAM
CROSSCOUNTRY MORTGAGE

CLEAR TITLE COMPANY

Streamline Team at Cross Country Mortgage provides comprehensive mortgage solutions tailored to fit the needs of homebuyers. They offer a variety of loan products, including conventional, FHA, VA and USDA loans, and provide expert guidance throughout the loan process. Their dedicated team is committed to delivering personalized service, ensuring that clients find the best mortgage options for their financial situation. Our lender partner plays a crucial role by **crediting you back 40 basis points (0.4%) of your loan.** This significant contribution helps offset your buyer's agent fees, making the financial aspect of your home purchase more manageable.

Clear Title assists clients with closing processes, resolving title issues and offering guidance throughout the transaction. Their experienced team is dedicated to delivering efficient, reliable and personalized service to meet the unique needs of each client. Our trusted escrow and title company will provide you with a $250 credit toward these fees. Their commitment to easing your financial burden ensures that more of your resources can be directed toward other aspects of your move.

WHY HIRE AN AGENT FOR YOUR HOME PURCHASE?

UNREPRESENTED CONSUMERS ACCOUNT FOR 70% OF ALL REAL ESTATE LAWSUITS.

Are you required to have a real estate agent to purchase a home? No. But you're also not required to have a professional cut your hair, so why do you pay someone to do that? Because you don't want to walk around with your hair a mess, right?

Buying a home is often one of the biggest financial investments you'll make in your lifetime. A lot can go wrong and unfortunately, it can go REALLY wrong if you don't know what you're doing.

As the saying goes, good representation is priceless, but bad/no representation can cost you a fortune.

JUST SOME *OF* THE DUTIES YOUR AGENT PERFORMS

1. Prepare the buyer for executing a buyer representation agreement.
2. Explain agency relationships to the buyer and get state required legal consent to represent.
3. Learn the buyer's wants and non-negotiable needs.
4. Help the buyer understand what property their chosen budget will buy.
5. Assist the buyer in examining how much they can afford to spend.
6. Provide quality lender resources.
7. Partner with the buyer to locate suitable properties for consideration.
8. Match the buyer's needs with available property.
9. Explain how compensation is paid, who pays it, and what the buyer's options are for paying it.
10. Explain what to look for in applicable property disclosures.
11. Reassure the buyer that their personal information will remain confidential.
12. Inform the buyer that you will always disclose all known material defects.
13. Provide information on checking the crime statistics for the neighborhood.
14. Explain the timeline for house hunting, mortgage approval, and closing.
15. Explain the local market and how it impacts the buyer.
16. Identify current average days on market.
17. Explain the concept of absorption rate and how it impacts the buying process.
18. Share estimated potential out-of-pocket costs to complete the transaction.
19. Assist the buyer in analyzing the loan estimates.
20. Help the buyer account for the complete costs of homeownership.
21. Proceed in showing homes that fit the buyer's must-haves.
22. Schedule showings and provide access to all listed properties as soon as they become available in their local MLS broker marketplaces.
23. Educate the buyer on the immediacy of new listings appearing in their local MLS broker marketplaces and the lag time for them to appear on some websites.
24. Collaborate with the buyer on properties they may have learned about through their sphere contacts.
25. Research and assist on all unlisted properties the buyer wishes to see.

JUST SOME *OF* THE DUTIES YOUR *A*GENT PERF*O*RMS

26. Preview properties prior to showing, if needed.
27. Network with other agents to source properties not yet in their local MLS broker marketplaces.
28. Contact homeowners in focus areas to see if they are considering selling.
29. Set up an automated email alert system through their local MLS broker marketplaces that immediately notifies the buyer of properties that fit discussed requirements.
30. Provide resources containing neighborhood information on municipal services, schools, etc.
31. Inform the buyer of negative aspects like nearby venues or operations that may result in issues that could impact value an/or resale.
32. Collect and share pertinent data on values, taxes, utility costs, etc.
33. Compare each property shown to the buyer's wants and needs list and remind them of what they were looking for.
34. Help the buyer narrow the search until the buyer identifies top choices.
35. Assist the buyer in getting the best property at the best price.
36. Suggest that the buyer learn more about the neighborhood prior to making an offer.
37. Prepare a comparative market analysis (CMA) in advance of making an offer.
38. Prepare the buyer to have the most attractive offer in the current marketplace.
39. Explain common contract contingencies in the purchase offer.
40. Ensure that the buyer receives and understands all state and federally-required disclosure forms.
41. Prioritize contract negotiation goals with the buyer.
42. Prepare the buyer for a multiple offer situation and develop negotiation strategies.
43. Recommend optional contingencies and explain the pros and cons of using them.
44. Provide information on purchasing incentives that may be available (new construction).
45. Utilize hyperlocal expertise and strong communication skills to assist the buyer in writing a successful offer
46. Negotiate the buyer's offer to arrive at the best price and terms.
47. Advocate for the buyer throughout the entire process.

JUST SOME *OF* THE DUTIES YOUR AGENT PERFORMS

48. Encourage the buyer to fully investigate their options in terms of a home inspector, mortgage lender, home warranty and other services.
49. Present a list of the types of required and optional inspections such as environmental, roofing, and mold.
50. Schedule & attend the home inspection, then review and discuss home inspection concerns.
51. Negotiate repair requests from home inspection within due diligence timeframe.
52. Guide the buyer on meeting all contract deadlines.
53. Review the settlement statement with the buyer.
54. Inform clients that they need to transfer utilities to the new residence.
55. Schedule final walkthrough.
56. Accompany the buyer on the walkthrough.
57. Assist the buyer in questioning the appraisal report if it affects the financing.
58. Confirm clear-to-close with the lender.
59. Ensure all parties have all forms and information needed to close the sale.
60. Schedule buyer signing & remind the buyer of the time & location where the signing will be held.
61. Confirm the closing date and time, and notify parties if there are changes.
62. Gather all required forms and documents for closing.
63. Check contracts & addendums for all agreed terms.
64. ***Explain wire fraud risks and remind clients to verify all wiring instructions before transferring funds.***
65. Double-check all tax, homeowners' association dues, utility, and applicable prorations.
66. Request final closing figures from the closing agent (title company).
67. Receive and carefully review closing figures to ensure accuracy.
68. Receive and carefully review title insurance commitment.
69. Advise the buyer to re-key their locks and to consider a one-time cleaning service or landscaping before moving day
70. Attend signing with buyer to ensure everything goes smoothly.

WISH LIST

Buying a new home is so much fun and this is the part where you day dream about all the possibilities. I like to remove all constraints of budget and location and write down ALL the things I'd love to have inside my home. Not gonna lie, my list is fairly epic, but it makes me happy to think about all the possibilities. After I've filled my mind with all the possibilities, I start sorting them and ranking them in order of importance, narrowing it down to 3-5 must haves. It's important to do this BEFORE you start looking at houses so you don't get distracted by something that might seem like what you want, but really isn't. We'll refer to this list when we're out looking at homes. If a pool is on your MUST HAVE list, then we're only going to walk homes that have pools OR are priced in a way that allow you to immediately put one in. This ends up saving everyone so much time AND ensures you get what you really want.

DOWN PAYMENT

Determine what your down payment is. While some put 20% down on their home, you can often qualify with as little as 3.5% down. It's important to be clear on this number as it will impact your monthly payment. You'll also need to have your Earnest Money on hand as well. Typically buyers put down 1-2% of the purchase price as earnest money. I'll break down your earnest money in just a bit, but know that you're earnest money will be credited toward your down payment on closing day.

New Home
WISH LIST

BATHROOMS

KITCHEN

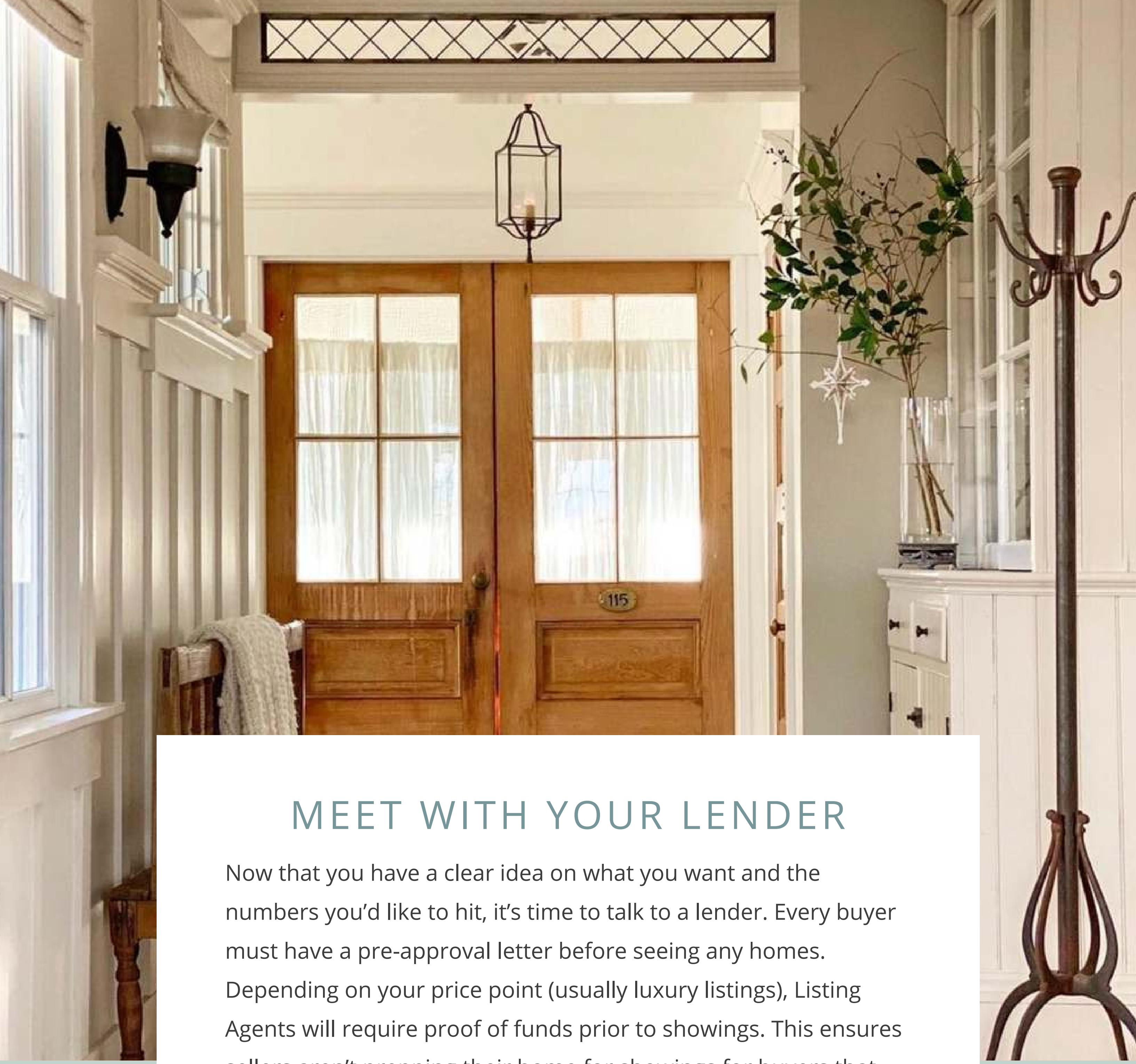
BACKYARD

FAMILY ROOM

FRONT ENTRY

BEDROOMS

MISCELLANEOUS



MEET WITH YOUR LENDER

Now that you have a clear idea on what you want and the numbers you'd like to hit, it's time to talk to a lender. Every buyer must have a pre-approval letter before seeing any homes. Depending on your price point (usually luxury listings), Listing Agents will require proof of funds prior to showings. This ensures sellers aren't prepping their home for showings for buyers that aren't in a position to buy. Your pre-approval letter will be submitted with any offer so the sellers know you can secure a loan for their property. Once you have your pre-approval, revisit your 'must have' list to be sure those items can realistically be secured at your price point.

BUILD YOUR TIMELINE

Are you renting? Do you need to sell your current home? Closings typically take 30 days, but are negotiable, so line up your dates to be sure they work for you.

If you need to sell your current home in order to buy your new home, it's important to have it actively on the market, and best case scenario, under contract. This allows for me to best negotiate a Buyer Sale Contingency, meaning that your new home purchase is contingent on your current home selling. As an agent, I need to be able to show the sellers we're ready to go on your sale so we don't delay the closing process on your purchase.

Depending on the market, some sellers will not even consider taking an offer contingent on the buyer selling their home. But if it's already under contract, that makes a more compelling offer.

If you're renting, know that your first mortgage payment isn't usually due for 45-60 days AFTER close of escrow, which helps you not double up on rent and mortgage payments.

SET UP YOUR

HOME SEARCH

Now it's time to start shopping for your new home! We'll automate this by setting up a custom home search for you with all of the criteria you listed above. This means anytime a new home hits the market that meets your criteria, you'll get an email notification. If you like what you see, reach out and I'll set an appointment for us to walk the home.

A few ground rules to make this process as enjoyable as possible:

Do not walk homes that are not in your budget. I can promise you this never ends well and oftentimes makes you disappointed in what you CAN afford.

Remember when walking homes, someone else is often living there. This means we want to be respectful of their space, especially if little kids are in tow.

And finally, there are almost always cameras, so save any talk of pricing or excitement for the home until after the showing & we have exited the property.

YOU'RE UNDER CONTRACT...

Now what?

Once we have an accepted contract, we send it to the Escrow Officer at the Title Company who will facilitate the closing documents. The Title Company is a neutral third party & works with all people involved (buyer, seller, both agents and lender) to compile all the documents necessary to close.

01 EARNEST DEPOSIT

02 INSPECTION

03 APPRAISAL

THE DETAILS...

01

EARNEST DEPOSIT: Your earnest money deposit is typically 1-2% of the purchase price. Once all contingencies are met, your earnest money will be non-refundable and will be applied toward your down payment.

02

INSPECTION PERIOD: This is your time to do all of your due diligence on the property. It is HIGHLY recommended that you hire a professional inspector to do a full inspection of the home.

03

APPRAISAL: Once the inspection is complete the next contingency to remove is the appraisal contingency. Most loans require an appraisal prior to funding.

10-DAY

INSPECTION PERIOD

This is your time to do all of your due diligence on the property. It is HIGHLY recommended that you hire a professional inspector to do a full inspection of the home. You can google some options or I'm happy to share a few companies I've worked with in the past, but whomever you use as your inspector is your decision. The inspector will climb into the attic, check the a/c, run all the faucets, check all the electrical and look for anything that is out of order. They'll then provide you with a full report that is often dozens of pages long, including photos — you want them to be thorough! They'll point out everything that is in working order and everything that is not. Once the inspection is done, you'll have an opportunity to ask the seller to repair or replace anything that isn't working properly. Let it be noted, you cannot ask for things that are working properly to be repaired or replaced. Repairs are generally reserved for things that may pose a health or safety risk, and not general/cosmetic issues. If buyer and seller cannot come to an agreement during this due-diligence period, buyer has the opportunity to cancel the contract and receive a full refund of their earnest money.

APPRAISAL

Once the inspection is complete the next contingency to remove is the appraisal contingency. Most loans require an appraisal and if the home doesn’t appraise for at least the purchase price, buyers and sellers have a few options. The buyer can exercise their right to cancel the contract and receive an full refund of their earnest money, or buyer and seller can renegotiate on the price, or buyer can bring the difference between the appraisal amount and loan amount in cash to the closing table to bridge the gap.

Once the appraisal contingency has been met, the buyer’s earnest money is typically what we call, ‘hard.’ This means that should you decide to cancel the contract, you will not receive a refund of your earnest money deposit.

OTHER CONTINGENCIES

If you're selling your current home in order to buy your new home, you'll have this contingency as well that needs to be fulfilled before your earnest money goes hard.

If the new home is in a Home Owner's Association (HOA), you will receive a copy of the HOA Resale Package, to be provided by the Seller. Once you receive this package (will be in digital format), you have 5 days to approve or decline the HOA rules/regulations.

I'll go over all of these dates so you know exactly what is expected of you and the sale of your home and/or the HOA contingency.

FINANCING

During this time, it's imperative that you stay in close contact with your lender. They'll need specific paperwork and information only you can provide them. **It is also of the upmost importance that you refrain from any other major purchases that could impact your financing.** This would be buying a new car or boat or swiping your credit card for furniture for the new house. These purchases can negatively impact your debt to income ratio and implode your deal before it's done. Hang tight until we close on your dream home and then you have full reign to get that home furnished or buy that new car.
**This can also include you co-signing on a loan for someone else.

FINAL WALK THROUGH

This occurs 1-2 days prior to close and is your chance to walk the home one last time to ensure that the sellers have vacated, all of the repairs have been completed and that the house is in the same condition as when you bought it. It's normal to see boxes stacked in the garage because sellers are moving too! IF this happens, we will do a ***final*** walk on the day of close. Then, if everything looks good, you'll sign paperwork accepting the home's condition and we'll be on our way to a smooth close.

CLOSING DAY(S)

Closing day is usually a collection of a few days. The Title Company will receive loan documents 2-3 days prior to close and you'll have two options to sign: you can make an appointment to sign at the Title Company (which I will attend with you) OR they'll send the documents to you with a notary to sign in the comfort of your own home or office. If you choose the mobile notary just know, there is a fee associated with that, around $200. Either way is just fine, but we'll need to be sure if you're signing at home that there is time for documents to get back to the Title Company in a timely manner (this only comes into play if you're signing out-of-state). I will help coordinate all of this.

Once you've signed, the Title Company will give you wiring instructions & the dollar amount you owe so you can wire your closing funds - the amount of your down payment + closing costs - credits. You'll want to send this wire at least 24 hours before we are scheduled to close.

Once documents are signed by buyer and seller, the lender will then "fund the loan", meaning wire the loan amount to the title company.   Once Title receives ALL funds (buyers and lender) and all documents are signed, the Title Company will "release the file to record".

Your property is officially closed once the title has been recorded with the County.

Good news? Once it's recorded, we can release the keys to your new home to you!

SIMPLY CONCIERGE

Simply Concierge provides an extensive array of services to ensure a stress-free moving and relocation experience.

Jess can help with utility setups, moving quotes, packing assistance, home improvements, and more.

Her tailored services guarantee smooth transitions for clients, maintaining high standards across all price points.

By partnering with trusted vendors and utilizing strong industry relationships, Simply Concierge delivers a seamless, white-glove experience for every aspect of the moving process.

MAKING IT EASIER TO MOVE

Our Concierge Department is At Your Service

Utility and Insurance Setup: Simply Concierge assists the setup of essential utilities such as electricity, water and gas, ensuring that all necessary services are activated by the time you move into your new home.

Home Improvements: Arrange for a variety of home improvement services including painting, carpet installation, solar panel setup and new flooring, to enhance the comfort and value of your new home.

Moving & Packing Assistance: Provide professional moving and packing services, coordinating logistics and handling your belongings with care to facilitate a smooth and stress-free relocation process.

Relocation Assistance: We understand that moving involves more that just buying a house; it's about relocating your life. Our conciere service is here to provide you with information on everything from local restaurants and churches to finding the best baseball team or dance studio for your child to join.

Design Services: They can match you with an interior designer to assist with everything from furniture selection, to paint choices to a full home makeover.

Locksmith & Security Systems: Simply Concierge offers locksmith services and installs security systems to provide peace of mind and ensure the safety of your new home.

What you
CAN EXPECT

I know this is about more than selling high and buying low and I can promise you that while there will be some bumps in the process, I'll be doing my best to help you avoid any delays or roadblocks. You can expect weekly phone calls with my trademark *tell it like it is* honesty & creative problem solving to get you where you want to go.

Sherri

what others

ARE SAYING

★★★★★

MICAEL J.

Sherri made the process of buying a home extremely easy. Kept me informed every step of the way and made the experience very enjoyable. We made the deal with me being out of state and no issue wasn't met with a solution that exceeded my expectations. Highly recommend Sherri for your Real Estate needs.

★★★★★

EILEEN F.

Sherri listened carefully to the type of home, my personal requirements, and the general locations I voiced. The very first place she showed me was right on, though I wanted to look further so we did. After viewing at least 35 homes, I finally found exactly what I wanted - many thanks to Sherri. She was diligent, resourceful and genuinely respectful of my hesitation as we viewed properties. I am EXTREMELY ELATED with the home she introduced me to - it was spot on for what I dreamed it would be. Sherri found just the right one for me! I HIGHLY RECOMMEND Sherri - her skills, her kindness and most of all her great talent for discovering the hidden gem!!!!

★★★★★

KEN S.

Sherri was my realtor when my wife and I were searching for a home in the Las Vegas area. She took the time to listen to what our needs were and showed us properties that matched those needs. I relied on her expertise of the market when it came to offers. When we did purchase our home she walked us through the maze and helped simplify the purchasing process not just with the home but also with the mortgage broker we selected. I would highly recommend Sherri if you are buying or selling a home.

READY TO BUY?

Begin your search here!

SHERRI WARF HOMES
SIMPLY VEGAS

GET IN CONTACT

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