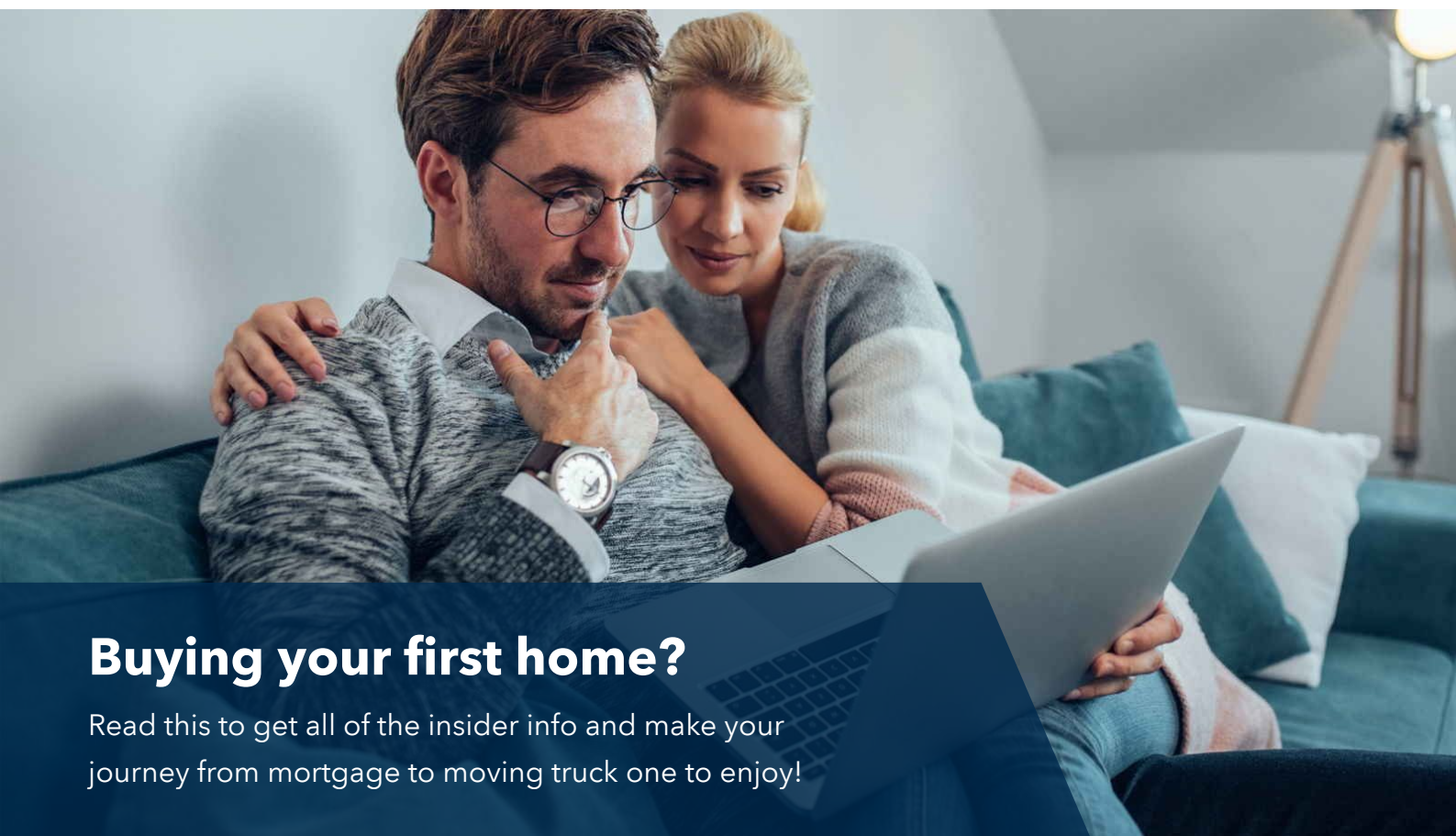


FROM MORTGAGE TO MOVING TRUCK:

A FIRST TIME HOMEBUYER'S GUIDE

5 areas of info & tips for buying your first home!



Buying your first home?

Read this to get all of the insider info and make your journey from mortgage to moving truck one to enjoy!

Read Reviews from Local Home Buyers & Sellers: [MiguelGarcia.AmazingClientReviews.com](https://www.MiguelGarcia.AmazingClientReviews.com)



Miguel Garcia

Relocation Specialist

eXp Realty

The707team.com

Miguel@MiguelGarciaRealty.com

Phone: 707-803-8806

Office: 707-622-3700

License: 02080596, California

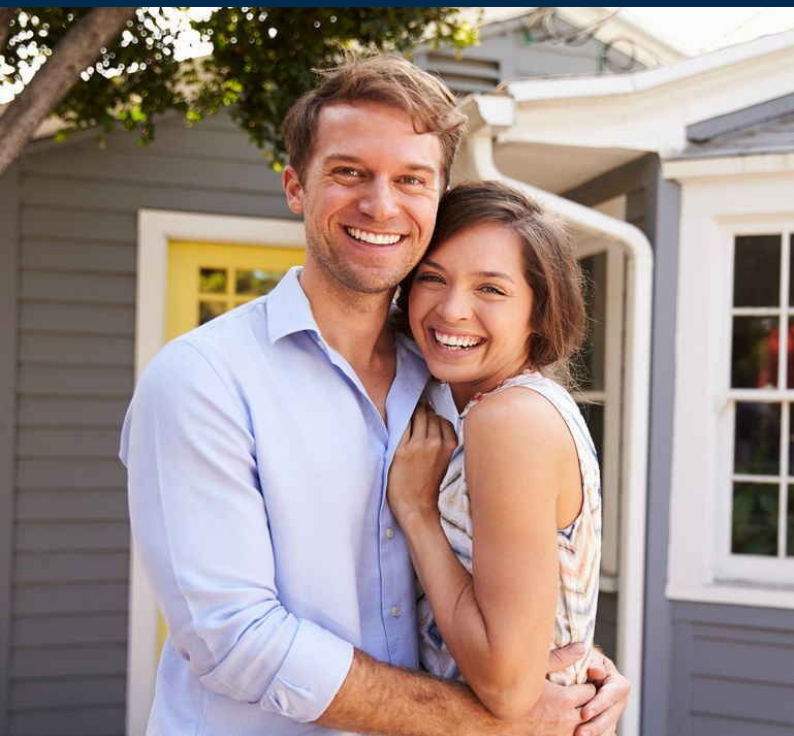


MLS®

Message and data rates may apply. If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.

For most people, the first huge purchase you make in your life is a home. As a first time homebuyer, there are a ton of questions to ask and pitfalls to avoid.

This guide will break down some of the key points you need to know from money to moving and get you on your way to owning your own place.



WHAT'S INSIDE:

BASIC STEPS	2
MONEY	3
TIMELINE	4
TASKS	5
MOVING	6



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California



BASIC STEPS

Let's start at the beginning.

Here is a bird's eye view of all of the steps you'll go through when purchasing your first home.

Research

1



Calculate

2



Preapproval

3



REALTOR®

4



Shop

5



Offer

6



Inspection

7



Loan

8



Appraisal

9



Closing

10



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California

THE
707
Team

exp

MONEY

Here is an overview of all of the little details and big picture items you need to check off to get financing for your first home.

TERMS TO LEARN

- APR: Annual Percentage Rate
- Conventional Loan
- Closing Costs
- Down Payment
- Escrow
- Net Income
- Pre-Approval
- Pre-Qualification

DOWNPAYMENT ASSISTANCE:

You may be eligible for:

- ✓ VA Loans
- ✓ Teacher Grants
- ✓ FHA Loans
- ✓ USDA Loans

LOAN PROCESS:

1. Pre-approval (DTI ratio & how much you can afford)
2. Find a home and make an offer that's within your budget
3. Purchase agreement underwriting (your finances are verified)
4. Appraisal and inspection through the lender
5. Depending on appraisal amount, underwriting is finished and all parties can schedule a closing.

Note: *you may be responsible for closing costs!*



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California



TIMELINE

How long does it take to buy a new home?

There are a ton of factors that will make every situation unique.

However, in an ideal world, your timeline could look something like this.

01 **YOU FOUND ME**
TIMELINE: 1-2 WEEKS

03 **LIST OF HOME CRITERIA**
TIMELINE: 1 WEEK

05 **OFFER & NEGOTIATIONS**
TIMELINE: 1-2 WEEKS

07 **WAIT FOR APPRAISAL**
TIMELINE: 1-2 WEEKS

02 **MORTGAGE PRE-APPROVAL**
TIMELINE: 1-2 WEEKS

04 **HOME SHOPPING/SHOWINGS**
TIMELINE: 1-8 WEEKS

06 **LOAN APPROVAL**
TIMELINE: 1-2 MONTHS

08 **HOME INSPECTION**
TIMELINE: 1-2 WEEKS



Your closing should be a single meeting to sign final paperwork. Once that's done:
the home is yours!



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California



HOMEOWNER RESPONSIBILITIES

There are a lot of experts on deck when you buy your first home. Loan officers, REALTORS® and other professionals are going to help you out. But there are still some things on your list. Don't forget that, as a new homeowner, you're responsible for items like the following.

- ✓ Have financial records (proof of income, tax history, etc.) available for submission.
- ✓ Learn mortgage terms and understand the rates you are being offered.
- ✓ Keep paperwork or copies of eDocs from all transactions and agreements.
- ✓ Arrange downpayment or downpayment assistance.
- ✓ Attend scheduled meetings, such as with a loan officer or home showings.
- ✓ Decide what you want and need in a home.
- ✓ Communicate with your REALTOR®.
- ✓ Handle pre-offer tasks.
- ✓ Be involved with home inspection and other assessments.
- ✓ Take part in negotiations during the offer process that include things like home repairs and closing costs
- ✓ Know what you're expected to bring to closing.
- ✓ Make moving arrangements.

**Miguel Garcia**

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California



MOVING

Here are some answers to frequently asked questions about moving into your newly purchased home.

❓ HOW SOON CAN YOU MOVE INTO A NEW HOME?

As soon as you have left the closing table, the home is yours! You can schedule moving as fast as the day you close.

❓ SHOULD YOU PAY A MOVING COMPANY?

Maybe. Moving can be extremely physical and challenging. If you're not up to it, paying a company to pack and unpack your belongings may be the right move.

❓ ARE THERE ANY HIDDEN COSTS AT THE END?

Some possible costs a first-time homebuyer may not know about include hiring professional cleaners, moving company/rental costs, paying to make extra keys or change locks and any immediate repairs.

❓ DO YOU NEED A MOVE-IN CHECKLIST?

No matter how organized you are, moving day can be hectic and full of details. A move-in checklist may help you (and everyone helping) be sure nothing is missed.



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office Phone: 707-622-3700
License: 02080596, California





FIRST TIME HOMEBUYER'S RESOURCES

READY TO GET STARTED?

Reach out and learn more about how to get the process started and find the best new home for you!

Get a FREE Home Value Update at : MiguelGarcia.FreeHomeValuesNow.net



Miguel Garcia

Relocation Specialist
eXp Realty
The707team.com
Miguel@MiguelGarciaRealty.com
Phone: 707-803-8806
Office: 707-622-3700
License: 02080596, California



Message and data rates may apply. If your property is now listed with a REALTOR® or Broker, please disregard this offer, as it is not our intention to solicit the offerings of other REALTORS® or Brokers. The information contained herein is deemed reliable but is not guaranteed. Message and data rates may apply.