

LPT REALTY

BROKERAGE FOR LIFE



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Home Buyer Guide



YOUR SEARCH BEGINS.....

Buying a home is one of life's biggest investments and most exciting journeys. It's the ultimate **American Dream**. As your **LPT Realty** Realtor, I will be your partner in the process, guiding you along the way to make your experience smooth and successful.

This Home Buyer Guide includes helpful information to get you started:

- The Purchasing Process
 - The Power of Pre-Approval
 - Your Home Search
 - Full-Service Support
-

YOUR PARTNER IN THE PROCESS.....

When you choose me as your Realtor, you'll have someone by your side every step of the way, giving you the insights and information you need.

I will:

- Meet with you to discuss your needs and goals, and to plan your property search
- Help you get pre-approved for a mortgage
- Show you properties that meet your criteria
- Keep you informed of new properties that come on the market
- Work with you until you find the right home
- Help you determine your offer
- Assist you in negotiating the offer and contract in your best interests
- Facilitate the home inspection and resolution process
- Prepare you for closing and the associated costs
- Keep you updated on the progress of your transaction



THE POWER OF THE PRE-APPROVAL LETTER.....

An important first step in any home search is finding out exactly how much home you can afford and securing the necessary financing. While you can get a rough estimate through pre-qualification, taking the extra step to obtain pre-approval will give you some added advantages.

Pre-approval helps you:

- Understand your financial condition
- Know exactly how much home you can afford before you begin your home search
- Strengthen your purchasing power when making an offer

When you find a home you love and are ready to make an offer, your mortgage pre-approval lets the seller know that you're serious and fully prepared to buy their home, putting you in a stronger position than other potential buyers.

MY WEBSITE

The next step on your home search? My website. Not only is it an easy way to check out all the available properties in your preferred area, it's also another way for me to get to know the types of properties that you like.

<https://andreabakewellproperties.com/>

<https://andrea.makearkansashome.com/>



MAKING AN OFFER

There are many factors that influence the market value of a home. I will give you the insight and information you need to make an offer you're comfortable with. Some of the factors to consider include:

- How long the home has been on the market
- If the price has been reduced
- How much the home is worth — I will provide a comparable market analysis (CMA) showing the list and sale prices for similar homes in your area
- If there are multiple offers
- Other items that might be included in the sale (furniture, hot tub, etc.)
- The "list to sale price ratio," an indication of how competitive the market is for homes in this area
- Why the Seller is selling
- Whether the Seller is offering an assumable loan or financing

Once the offer is written, I will present it to the Seller's agent. At that point the Seller can accept your offer, reject it or counter it to start the negotiation process. I will work with you to plan a strategy to ensure the most advantageous terms and acceptable pricing for you and your budget.

CLOSING ON YOUR HOME

Once your offer has been accepted, the closing process begins. Here are some of the typical steps involved.

Home Inspection

Most property sales are contingent on the results of a home inspection, which is paid for by the Buyer. The inspection typically occurs within 10 business days of offer acceptance, and includes a review of the home's exterior elements like the roof, siding, trim and windows, as well as kitchen and bathroom fixtures and appliances, and major systems like heating and cooling, plumbing and electrical.

If defects are discovered during the inspection, you may exercise the remedy described in your offer or negotiate with the seller to determine what repairs will be made.

Title Search

This is a historical review of all legal documents relating to ownership of the property to ensure that there are no claims against the title of the property. It is also recommended that you purchase title insurance in case the records contain errors or there are mistakes in the review process.

Appraisal

As a standard part of the mortgage process, your lender will order an appraisal report to ensure that the loan will be guaranteed by the home's value.

Final Walk-Through

You'll be given the chance to look at the home, before closing, to make sure it's in the same condition as when you signed the sales agreement, and to check the completion of repairs negotiated with the Seller.

Closing Costs

In addition to your deposit, if any, and down payment, there's a variety of other costs involved with closing:

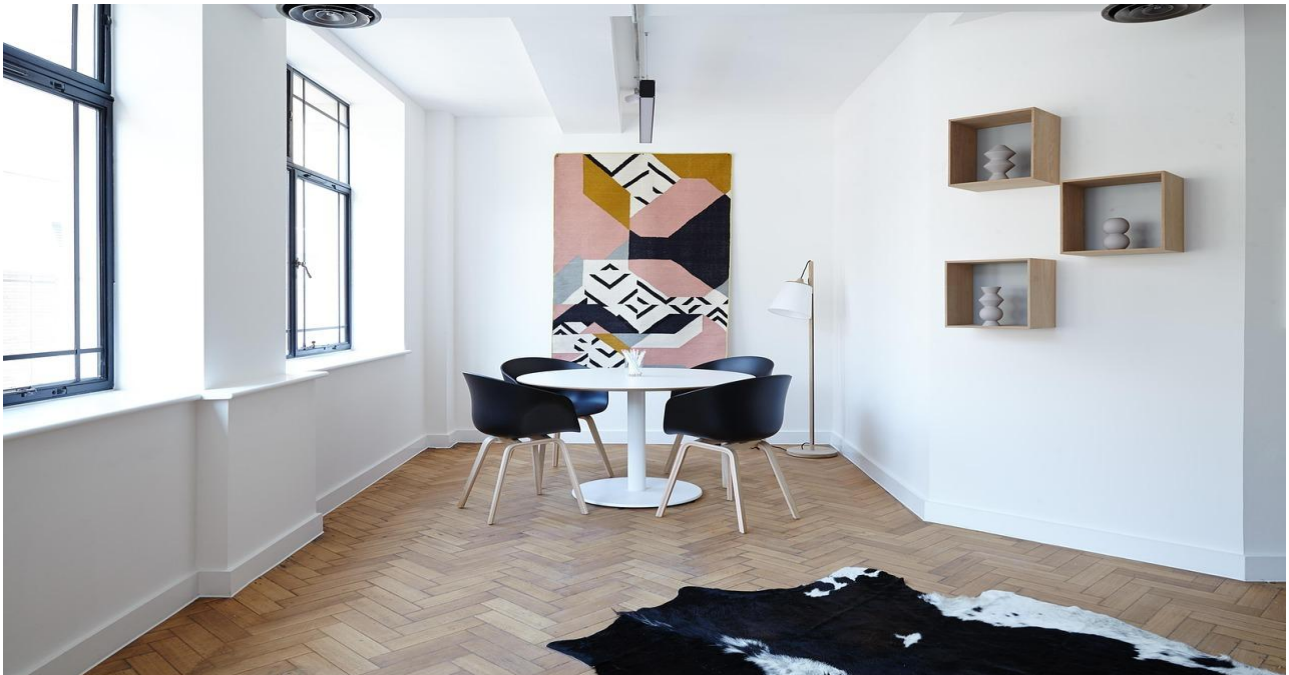
- Loan origination fees, appraisals, and Lenders Title Insurance
- Surveys and Inspections
- Mortgage insurance
- Hazard insurance
- Taxes & Assessments
- Buyer Agent Fees
- Title insurance, notary, and escrow fees
- Recording fees and stamps



TRANSACTION MANAGER

Your transaction forms for the purchase of your new home will be sent via email from Form Simplicity– a convenient and secure way to receive, review, and electronically sign documents from home, work, or while on vacation. Our transaction management system keeps your signed documents at our fingertips so if you ever misplace them.....We have you covered!!

- Conveniently receive documents to review and esign from home, work, or while on vacation.
- Receive downloadable copies straight to your email once an esign session is complete.
- With our transaction management system, we'll always be able to provide you with copies in the event you misplace them.
- Upon closing, you'll receive hard copy prints of your signed transaction documents, electronic zip file copies can also be provided at request.



FULL-SERVICE SUPPORT

I will be your partner in all aspects of the home-buying process. And with **LPT Realty's** resources and my many years of experience since March 2007, you will receive complete assistance from beginning to end, giving you one-stop-shop convenience

Mortgage Services

Ask me about my list of Lenders. I'm happy to help partner you up with the Lender that's right for you.

Warranty Services

A home warranty provides an extra measure of security. With a variety of different companies to choose from, it'll make you feel more comfortable and confident in the purchase of your home.

Insurance Services & Inspection Services We can connect you with agencies that offer competitive rates on homeowners insurance. As well as a list of home inspectors.

Title Services

Title issues will be researched and resolved before the closing to help ensure your transaction closes smoothly and on time.



LET'S GET STARTED

Your home-buying needs are one of a kind. Using the amazing resources of **LPT Realty**, I will develop a custom plan to:

- Provide you with powerful, personal service
- Assist you in finding the right home and help you negotiate the best possible price and terms for it
- Close the sale in a smooth, timely manner

Finding and purchasing a home is a detailed process that demands time and dedication. I am passionate about my work because it leads to the ultimate reward – handing you the keys to your dream home and developing a real relationship with you along the way. I would love to have a commitment from you to work with me exclusively. I'm happy to talk through the various types of buyer representation I offer so we can find the one that works best for you.

Contact me today to get started!

Andrea G. Bakewell

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<https://andreabakewellproperties.com/>

