



Your Guide To Homeownership

**EVERYTHING YOU NEED TO KNOW
ABOUT BUYING A HOME.**



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A Sound Decision



Investing in a home is one of the most significant choices you'll ever make. Beyond offering a roof over your head, your home becomes the backdrop for your life's experiences, a place where memories are created, and a cornerstone for building a solid financial future.

Navigating the path to homeownership is as crucial as selecting the right real estate agent. With firsthand experience in your position, we truly understand the range of thoughts and concerns you're facing. Our expertise in the intricacies of the buying process allows us to guide you through each step with confidence. When you choose to work with us, you benefit from our in-depth knowledge and experience, ensuring that every decision you make is both informed and strategic. Together, we'll work to secure a home that meets your needs, aligns with your goals, and sets you on a path to a successful future.





Your Needs Come First

Your needs and preferences will guide every aspect of how and when we find your next home. From this moment forward, our actions will be carefully aligned with your goals and the vision you have for your new living space. We are committed to understanding your unique desires—whether it's the ideal neighborhood, specific features, or the lifestyle you aspire to—so we can tailor our search to fit your criteria. Once we have a clear understanding of your ideal scenario, we'll streamline the process to find your dream home swiftly and with minimal disruption to your daily routine, ensuring a smooth and satisfying transition to your new space.

VISUALIZE YOUR DREAM SCENARIO FOR BUYING YOUR HOME.

**What's the one thing that has to happen to
make that dream scenario a reality?**

How can we make that happen for you?

Why is that important to you?

**If we could add just one more thing to make
this process even better, what would it be?**

Why is that important to you?

Build Your Preference Profile

THE BASICS

Have you considered who my main contact will be?

What timeline would you like to strive for?

Have you looked into getting pre-approved for a home loan?

Have you thought about the price range you'd be comfortable with?

If I found a home today that checked all of your boxes, could you see yourself making a move sooner rather than later?



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THE WHAT, THE WHEN, THE HOW - LET'S TALK ABOUT THE BEST WAY TO GET IN TOUCH.

WHAT IS YOUR FAVORITE WAY TO RECEIVE INFORMATION OR UPDATES?

Select all that apply

- Email
- Call
- Text

WHAT IS THE BEST TIME TO REACH YOU?

Select all that apply

- Morning
- Noon
- Afternoon
- Evening
- Anytime

AS UPDATES ARISE, HOW OFTEN DO YOU PREFER TO BE NOTIFIED?

- ASAP
- In a few hours
- That day
- Every few days

Your Home Wish List



**Who will be living in this home?
Let's list adults,
children, and pets that will
inhabit the space.**

**What are the non-negotiables
for your home?**

**If you had to name your top five
non-negotiables, what would
they be?**

**Beyond your top five needs,
what is something you really
want?**

**Do you have a preference for
the year the house was built?**

**Do you want a house in move-in
condition or are you willing to
do some work on it?**

**When people visit your home,
what do you want it to say
about you?**

**Are there any specific features
that would make your next
house feel instantly like home?**

**Will you require accessibility
options?**

Your Home Wish List



INTERIOR

What style do you envision for the interior of your home?
(e.g., formal, casual, cozy, traditional, minimalist, modern, etc.)

What kind of floor plan do you prefer
(e.g., open vs. walls or divided living spaces)?

In general, what are your preferences for the interior?

BATHROOMS

How many bathrooms do you need?

What are your needs for each of the bathrooms?

Will any bathroom need to serve a specific purpose (powder room, swimming pool access, fit for small children, accessibility specifications)?

BEDROOMS

How many bedrooms do you need?

How will each of those rooms be used?

What are your preferences for the owner's suite?

KITCHEN

What are your general preferences for the kitchen?

What features must your kitchen have (e.g., breakfast nook, types of appliances, etc.)?

What finishes do you like (e.g., countertops, flooring, cupboards, sink, appliances, etc.)?

Will your kitchen need to accommodate anything with custom measurements (beverage cooler, island, farmhouse sink, butcher block countertop)?

Your Home Wish List



LIVING ROOM/FAMILY ROOM

What are your general preferences for your living and family rooms?

What size rooms do you have in mind?

Do you prefer your living and family rooms to be separate and intended for different purposes?

Do you want a fireplace?

What other living areas are you looking for? (e.g., playroom for children, studio, mud room)

What else do you see for living areas?

DINING ROOM

Would you like the dining room to be part of the kitchen configuration?

What about the living room - how should it be situated with regard to the dining room?

What size dining room table do you have? Is there other dining room furniture I should take into account?



Your Neighborhood Preference

What neighborhoods or areas would you enjoy living in?

Are there any specific streets or characteristics in these neighborhoods you're drawn to?

If applicable, what school districts do you prefer?

Where do you work?

Where are your favorite places to shop? What other conveniences would you like nearby?

What do you like to do for fun?

Are there any recreational facilities that you enjoy?

Any other considerations I should be aware of as we find your ideal neighborhood?

MAKE MY WEBSITE YOUR HOMEBASE

Our hyper-filtered search now extends nationwide, beyond the bounds of traditional MLS. With layers of options never experienced before, our website allows you to search by neighborhood and school district, revealing the details that matter most. Save searches, favorite homes, and collaborate. Get notifications whenever a good fit becomes available, even when on the go.



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Getting to Know the Neighborhood



Your neighborhood is an extension of your home. Neighbors, surroundings, and access to everyday things can and should factor into your decision. Based on what you've shared so far, we will pull real-time stats and insights to compare a few areas. Once we narrow down the neighborhoods you're most interested in, we'll send you information on homes that look like a good fit.



How Buying a Home Works

1. PARTNER WITH AN AGENT

- Absorb their local insight
- Get to know neighborhood inventory levels
- See what's about to hit the market
- Gain access to off-market properties
- Review market averages
- Complete needs assessment

2. GET PRE-APPROVED FOR A LOAN

- Understand what you can afford
- Determine your monthly mortgage payment
- Understand your debt ratio
- Prepare for escrow
- Obtain a pre-approval letter

3. FIND YOUR NEW HOME

- Compare home and neighborhood averages, then narrow down the neighborhoods you want to live in
- Favorite homes and save them to collections
- Nix homes that don't meet the mark
- Schedule home tours and plan an itinerary with your agent
- Decide on your dream home

4. MAKE YOUR OFFER & NEGOTIATE THE TERMS

- Review contract terms and time limit for offer
- Negotiate purchase price
- Choose a title company
- Shop home insurance options
- Prepare for down payment, earnest money
- Choose a target closing date
- Sign the offer
- Deliver escrow check
- Stay in close contact with your agent



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How Buying a Home Works

5. UNDER CONTRACT

- Secure a home loan *more details to follow
- Acquire home insurance and send proof to your lender.
- Request a list of what conveys with the property
- Schedule home inspection and negotiate repairs
- Order an appraisal
- Acquire a property disclosure from the seller
- Neutralize any contingencies [input any contingencies that may be specific to your are]
- Conduct a title search
- Choose your title company
- Schedule your closing
- Sad alowatle movetn daesse date
- Certify funds for closing
- Stay in close contact with your agent, lender, and title company

6. BEFORE YOU CLOSE

- Transfer funds for closing
- Reserve a moving company and set a moving date
- Change your address through USPS, your bank, and other instances
- Set up your utilities to be activated or transferred

- Confirm that all contingencies are resolved
- Schedule the final property walk-through
- Designate a safe, dedicated space to save your final paperwork
- Stay in close contact with your agent, lender, and title company

7. CLOSING DAY: WHAT TO BRING

- Coment finds, Youli ned to cover the cost of closing and the down payment. Bring a printed confirmation of your wire transfer
- Government-issued photo ID(s)
- Social Security numbers
- Home addresses from the last 10 yrs
- Proof of homeowner's insurance
- Your copy of the contract
- Your checkbook

8. CLOSING DAY

- Sign closing disclosure, promissory note, and all other documentation
- Title transfer
- Deed delivery
- Save your paperwork in your pre-designated spot
- Get your keys - congrats, it's all yours!

Stay in touch with your agents for current or future recommendations in regard to your new home.

Your Trusted Partners



From the moment you team up with The Parker House Group and continuing well beyond the day you move into your new home, think of us as your dedicated real estate advisors. We offer the resources and expertise to support you through every aspect of your journey. Whether you need assistance with minor details or major decisions, such as securing comprehensive home insurance or finding competitive financing, we've got you covered. After your purchase, we can recommend thoroughly vetted service specialists and offer advice on home maintenance. And if you ever decide to sell in the future, we'll be there for you as trusted advisors, always just a call away and ready to assist at a moment's notice.

"If You Don't Call Me, I Can't Help You!"



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The Bottom Line



Real estate is complicated.

That's where We come in.

At the closing table, our goal is for you to feel that the purchase of your home exceeded all of your expectations, so throughout our interactions - from search to close - we'll work hard to achieve that goal.

When you choose us as your partners, you are not just getting trusted, respected agents - you are getting local experts who are passionate about serving their community and those who call it home.

Let's get started.



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