

The Home Buying Roadmap

What to Expect — and How We Guide You Through It

Learn to Real Estate



1. Let's Build Your Plan

Before we look at houses, we build clarity.

- What monthly payment feels comfortable (not just what you're approved for)?
- What timeline makes sense for your life?
- How competitive is the current market?
- What level of risk are you comfortable with

This is where confidence begins.



2. Get You Financially Ready

Now we align the numbers with the plan.

- Connect with a trusted lender
- Review loan options (Conventional, FHA, VA, USDA, etc.)
- Explore down payment assistance programs
- Confirm buying power and estimated cash

You'll understand your numbers before emotions get involved.



3. Start the Search (Smartly)

With clarity in place, we begin looking strategically.

- Define must-haves vs. nice-to-haves
- Narrow neighborhoods
- Review comparable sales
- Understand competition levels

This keeps you focused — not overwhelmed.



4. Craft a Strong Offer

When you find the right home, we build the offer intentionally.

- Price strategy
- Due diligence & earnest money (NC-specific)
- Financing strength
- Timeline flexibility
- Contingency structure

Strong offers are built — not guessed.



5. Protect You

Once under contract, our focus shifts to protection.

- Home inspections
- Repair negotiations
- Appraisal review
- Risk management decisions

This phase protects your money and your peace of mind.



6. Finalize the Details

As we approach closing:

- Secure homeowner's insurance
- Complete lender conditions
- Prepare funds
- Conduct final walkthrough
- Coordinate closing logistics

We keep everything organized and on track.



Welcome You Home

Closing is not the end — it's the launch.

- Keys in hand
- Vendor recommendations
- Utility guidance
- Long-term equity planning

We stay a resource long after move-in day.