



LET'S FIND HOME

A HOMEBUYERS GUIDE

presented by

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REALTOR®

TIMELINE

This is a brief summary of the timeline for purchasing your home. Remember, as your Real Estate Agent, I will be there to be sure you feel confident during each step of this process.

1

Interview

Find the right Real Estate Agent for you

2

Pre-Approval

Meet with a lender and get a pre-approval letter

3

Search

Begin your online home search

4

Showings

We will set up showings and view the homes you are interested in

5

Offer

After finding the right home, we will put in a strong offer and negotiate the terms of the contract

6

Escrow

Deposit escrow and complete loan application within time frame of the contract

7

Inspections

Schedule inspections and negotiate any repair requests and issues from inspection

8

Financing

Order appraisal and obtain homeowners insurance

9

Last Steps

Receive clear to close from lender and perform final walk-through before closing

10

Closing

Hooray! Time to get your keys and celebrate buying your home



FINANCES

your budget

Start by evaluating your financial situation and determining how much you can afford to spend on a home. Consider factors such as down payment, monthly mortgage payments, closing costs, and ongoing expenses.

QUESTIONS TO ASK POTENTIAL LENDERS

What is the best type of loan for me?

Do I qualify for any special discounts or loan programs?

What interest rate can you offer?

When can you lock in my rate?

What fees can I expect from you?

What are my estimated closing costs?

YOUR HOME *search*

step 1

After you speak with a lender and get pre-approved, we will begin your online home search. I will set you up on an automated search on the Multiple Listing Service (MLS).

step 2

We will discuss your ideal price range, your must-haves list, deal breakers, location preferences, school districts, and all of the other factors that will help me to best help you during the home search period.

step 3

When you decide you are interested in a home, we will schedule a showing to view the home in person. If you decide it meets your criteria, we will write an offer for the home. When we get an accepted offer, you will now be Under Contract.



IMPORTANT FACTORS

What other factors will influence your decision? (School zones, distance to work, specific neighborhoods, etc.)

What features are important to you in your new home?

What are the must-haves in your new home?

What are the deal breakers in a new home?

Any specifics not mentioned above:

NON-NEGOTIABLE CHECKLIST

KITCHEN

- Island
- Updated countertops
- Walk in Pantry
- Updated cabinets
- Breakfast nook
- Updated appliances

BATHROOMS

- Double Vanities
- Bathtub
- Updated bathroom
- Walk in shower
- Guest bathroom

MAIN LIVING AREA

- Walk-in closet
- Split floor plan
- Storage space
- Master on main floor

ADDITIONAL FEATURES

- Hardwood floors
- Fireplace
- Office
- Formal dining room
- Open floor plan
- Front porch
- Separate laundry area
- Parking space



INSPECTION *period*

TYPES OF INSPECTIONS

Home Inspection
Radon Testing
Wood-Destroying Organism (WDO)
Inspection Mold Inspection
Foundation Inspection
HVAC Inspection
Lead Based Paint Inspection

INSPECTION TIME PERIOD

**The typical inspection period
is between 10-15 days**

It is critical that we begin scheduling the inspections you choose to have done as soon as we are under contract on your potential new home. This will ensure that we do not run out of time or have any delays in the process.

OFFERS & NEGOTIATIONS

Info needed

Pre-approval letter

Offer Price

Financing Amount

Escrow Deposit

Closing Date

Inspection Period

Closing Costs

Escrow

Congrats! We are almost there. You will turn in your Escrow Deposit, we will get inspections scheduled, negotiate repairs, and move forward with your loan application. The entire process from contract to close typically takes between 30-45 days.



ABOUT *your agent*

MELLISSA RODRIGUEZ

REALTOR®

Meet Mellissa, a Southlake resident and business owner dedicated to helping families find their footing in DFW. Mellissa combines her deep local roots with a professional background in high-end home finishes to offer relocation clients a "boots-on-the-ground" advantage. Known for her integrity and high-touch service, she ensures that moving to Texas is as seamless and rewarding as the lifestyle itself.



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