



T H E G U I D E



LUXURY IS
OUR SERVICE,
OUR STANDARD,
OUR INSPIRATION.

KUPER SOTHEBY'S INTERNATIONAL REALTY WAS FORMED IN 1972 UNDER THE LEADERSHIP OF CHARLES KUPER, JR. AND HIS FAMILY. THIS LOCAL LEGACY, COMBINED WITH OUR RELATIONSHIP WITH THE PREMIER SOTHEBY'S INTERNATIONAL REALTY BRAND, AFFIRMS OUR COMMITMENT TOWARD PROVIDING A SUPERIOR LEVEL OF SERVICE, MARKETING, AND EXPERTISE IN SAN ANTONIO, AUSTIN, NEW BRAUNFELS, BOERNE, AND AROUND THE WORLD. IT IS OUR MISSION TO BE THE LEADER OF LUXURY REAL ESTATE IN TEXAS BY PROVIDING SERVICE THAT EXCEEDS EXPECTATIONS, DELIVERING KNOWLEDGE THAT SURPASSES THE COMPETITION, AND PRESENTING PROGRESSIVE MARKETING AND INNOVATIVE TECHNOLOGY THAT OUTPERFORMS THE INDUSTRY DEMAND.

WHY YOU NEED A BUYER'S AGENT



SOME PEOPLE WONDER IF THEY SHOULD USE A REAL ESTATE AGENT IN THE PROCESS OF BUYING A NEW HOME. SINCE THE LISTING AGENT REPRESENTS THE HOME SELLER IT IS IN YOUR BEST INTEREST TO FIND A PROFESSIONAL AND KNOWLEDGEABLE BUYER'S AGENT WHO WILL REPRESENT YOU IN THE TRANSACTION AND WORK TO GET YOU THE BEST DEAL POSSIBLE.

THE AGENT AT AN OPEN HOUSE OR THE ONE YOU SPEAK TO WHEN YOU SEE A LISTING YOU'RE INTERESTED IN IS THE SELLER'S AGENT. SELLER'S AGENTS ARE LEGALLY OBLIGATED TO REPRESENT THE SELLER'S BEST INTERESTS. THIS INCLUDES THE RIGHT TO SHARE ANY INFORMATION YOU (THE BUYER) GIVE THEM TO THEIR SELLER. FOR EXAMPLE, IF YOU TELL THE SELLER'S AGENT THAT YOU ARE PRE-QUALIFIED FOR A MORTGAGE OF \$350,000, THEY CAN GIVE THE SELLER THIS INFORMATION. ALSO, THEY ARE NOT ALLOWED TO DISCLOSE INFORMATION TO YOU THAT COULD HINDER THE SELLER'S NEGOTIATING POSITION. YOUR BUYER'S AGENT WOULD BE ABLE TO SHARE WITH YOU ANY INFORMATION THEY DISCOVER ABOUT THE SELLER'S SITUATION.

YOUR BUYER'S AGENT WILL HELP GUIDE YOU THROUGH THE HOME BUYING PROCESS IN EVERY WAY. THEY WILL HANDLE ALL THE PAPERWORK INVOLVED, WHICH CAN SAVE YOU A LOT OF TIME. IN ADDITION, BUYER'S AGENTS ARE VERY KNOWLEDGEABLE ABOUT DIFFERENT NEIGHBORHOODS AND MARKETS. THEY WILL BE ABLE TO HELP YOU FIND EXACTLY WHAT YOU ARE LOOKING FOR WITHOUT YOU HAVING TO DO EXCESSIVE RESEARCH ON YOUR OWN.

WHEN IT COMES TIME FOR YOU TO MAKE AN OFFER ON A HOME, YOUR BUYER'S AGENT WILL OFFER ADVICE AND HELP YOU NEGOTIATE A FAIR PRICE. THEY WILL ALSO HELP YOU WITH THE CLOSING PROCESS AND MAKE SURE EVERYTHING IS TAKEN CARE OF UP UNTIL THE POINT THAT YOU RECEIVE THE KEYS TO YOUR NEW HOME.



YOUR HOME BUYING JOURNEY



1. OBTAIN PRE-APPROVAL

IT IS IMPORTANT TO GAIN PRE-APPROVAL FOR A HOME LOAN BEFORE YOU EVEN START LOOKING AT PROPERTIES. THE LENDER WILL CAREFULLY REVIEW YOUR FINANCIAL SITUATION, INCLUDING YOUR CREDIT, INCOME, ASSETS, AND OTHER INFORMATION. YOU WILL BE PROVIDED WITH A PRE-APPROVAL LETTER STATING YOUR BORROWING POWER, OR HOW MUCH HOME YOU CAN AFFORD. THE PRE-APPROVAL PROCESS HELPS YOU SET A DEFINITE AND REALISTIC PRICE RANGE FOR YOUR HOME SEARCH AND ALSO PROVES TO SELLERS WITH ASSURANCE THAT YOU WILL BE ABLE TO FOLLOW THROUGH WITH THE PURCHASE.



2. THE HOME SEARCH

IT SHOULD BE A FUN PROCESS SEARCHING FOR YOUR NEW HOME. THERE ARE SEVERAL WEBSITES ONLINE WHERE YOU CAN VIEW HOMES THAT ARE AVAILABLE. ALSO, CREATE A LIST OF FEATURES YOU ARE LOOKING FOR IN A HOME AND GIVE IT TO YOUR BUYER'S AGENT. THIS COULD INCLUDE NUMBER OF BEDS, BATHS, SQUARE FOOTAGE, LOCATION, POOL, ETC. YOUR AGENT WILL HAVE ACCESS TO THE MULTIPLE LISTING SERVICE (MLS) AND WILL BE ABLE TO SEND YOU HOMES THAT FALL UNDER YOUR SEARCH CRITERIA. THEY WILL ALSO HAVE KNOWLEDGE OF QUIET LISTINGS THAT ARE NOT ADVERTISED ON MLS OR OTHER WEBSITES. IT IS IMPORTANT TO LOOK AT SEVERAL HOMES TO SEE WHAT YOU CAN GET FOR YOUR SET BUDGET.



3. SUBMIT AN OFFER

WORK WITH YOUR AGENT TO COME UP WITH AN OFFER THAT REFLECTS THE CONDITION OF THE PROPERTY AND IS A FAIR MARKET PRICE. YOUR AGENT WILL BE ABLE TO RESEARCH THE COMPARABLE HOMES AND HELP YOU COME UP WITH A SMART OFFER. THEY MAY EVEN SUGGEST TO PUT IN AN OFFER AT FULL PRICE IF THE HOME IS PRICED WELL AND COMPETITION IS ANTICIPATED.

4. NEGOTIATION & ACCEPTANCE

AFTER YOU SUBMIT YOUR OFFER THE SELLER WILL HAVE THE OPTION TO ACCEPT, COUNTER OR INVITE TO RESUBMIT. THIS PROCESS CAN BE STRESSFUL IF THERE ARE A LOT OF COUNTER OFFERS BACK AND FORTH, BUT TRUST THAT YOUR AGENT WILL BE THERE TO HELP YOU EVERY STEP OF THE WAY. ONCE AN OFFER IS ACCEPTED YOU WILL PAY EARNEST MONEY THAT WILL BE PUT INTO AN ESCROW ACCOUNT. THIS IS A GOOD FAITH DEPOSIT TOWARDS THE PURCHASE OF THE HOME AND SHOWS THAT YOU INTEND TO FOLLOW THROUGH WITH THE TRANSACTION.



6. PROPERTY INSPECTION

WHEN AN OFFER HAS BEEN ACCEPTED YOU WILL WANT TO GET A HOME INSPECTION. IT IS A GOOD IDEA TO PERSONALLY BE AT THE INSPECTION SO YOU CAN SEE FIRST HAND WHAT PROBLEMS THE HOME MAY HAVE. THE INSPECTOR WILL LOOK AT THE OUTSIDE AND INSIDE OF THE HOME INCLUDING THE ROOF, SIDING, WINDOWS, PLUMBING, ELECTRICAL, HVAC SYSTEMS, ETC. BASED ON THE INSPECTION YOU CAN DECIDE TO WITHDRAW YOUR OFFER OR ASK THE SELLER TO HELP PAY FOR ANY SURPRISE REPAIRS THAT ARE NEEDED. YOUR AGENT CAN GIVE YOU ADVICE ON HOW TO ADDRESS THE REPAIRS.



7. WALK THROUGH

BEFORE YOU CLOSE ON THE PROPERTY YOU WILL PERFORM A FINAL WALK THROUGH. YOU WILL MAKE SURE THE HOME IS IN THE SAME CONDITION AS WHEN YOU FIRST VIEWED IT, AND THAT THERE HASN'T BEEN ANY CATASTROPHIC DAMAGE AND THAT ALL THE OWNER'S PERSONAL PROPERTY HAS BEEN REMOVED.



8. CLOSING

YOUR AGENT WILL BE IN TOUCH WITH THE TITLE COMPANY AND THEY WILL LET YOU KNOW EXACTLY WHAT FUNDS AND DOCUMENTS TO BRING TO THE CLOSING BASED ON A HUD SHEET (THE SETTLEMENT SHEET WHICH INCLUDES A LIST OF BUYER AND SELLER COSTS) SO YOU CAN SEE EXACTLY HOW MUCH MONEY YOU NEED TO BRING. THE CLOSING WILL MOST LIKELY TAKE PLACE AT THE TITLE COMPANY'S OFFICE. YOUR ATTORNEY AND/OR AGENT SHOULD BE THERE TO ANSWER ANY OF YOUR QUESTIONS. THE CLOSING CONSISTS OF SIGNING AND REVIEWING ALL REQUIRED PAPERWORK. ONCE FUNDING TAKES PLACE AND THE DEED HAS BEEN REGISTERED YOU ARE FREE TO MOVE IN TO YOUR NEW PLACE.



PICKING YOUR HOME AND NEIGHBORHOOD



FIND YOUR STYLE

WHILE YOU MIGHT LOVE CRAFTSMAN HOMES OR THE SLEEK LOOK OF A MODERN KITCHEN IN A PENTHOUSE APARTMENT, YOU'LL BE HAPPIEST IF YOU CONSIDER WHAT TYPE OF HOME WILL WORK BEST FOR YOU. SINGLE-FAMILY HOMES OFFER MORE PRIVACY, FREEDOM, AND SPACE. BUT SINGLE-FAMILY HOMES ALSO MEAN MORE WEEKENDS FULL OF MAINTENANCE PROJECTS. CONDOS OFTEN COME WITH CONDO ASSOCIATIONS THAT HANDLE A LOT OF THE OUTSIDE MAINTENANCE FOR YOU, BUT A CONDO MIGHT NOT HAVE THE GREEN SPACE YOU NEED AND YOU'LL PAY MONTHLY DUES TO THE ASSOCIATION.

KNOW YOUR BUDGET

BEFORE YOU START LOOKING FOR HOMES, IT HELPS TO GET PRE-APPROVED. IT CAN BE A DAUNTING PROCESS FOR HOME BUYERS, BUT IT DOESN'T HAVE TO BE. GETTING YOUR FINANCES IN ORDER FIRST WILL MAKE THINGS GO SMOOTHLY. GATHER PROOF OF INCOME IN THE FORM OF W2S AND PAY STUBS. FINALLY, TALLY THE FUNDS YOU HAVE AVAILABLE FOR A DOWN PAYMENT AND CLOSING COSTS. ONCE YOU GET PRE-APPROVED AND KNOW WHAT YOU'RE LIKELY TO QUALIFY FOR, IT CAN BE TEMPTING TO START LOOKING FOR HOMES AT THE TOP OF YOUR PRICE RANGE, BUT THAT DOESN'T ALWAYS MAKE SENSE. TAKING ON A MORTGAGE BIGGER THAN YOU CAN COMFORTABLY AFFORD CAN QUICKLY SOUR THE FEELING OF TRUE LOVE FOR YOUR NEW HOME.

ASK THE PROS

NOBODY KNOWS MORE ABOUT A NEIGHBORHOOD THAN THE CURRENT RESIDENTS! WITHOUT BEING INTRUSIVE, LOOK FOR AN OPPORTUNITY TO CHAT WITH YOUR POTENTIAL NEIGHBORS. WHAT'S THEIR OPINION OF THE BLOCK AND THE NEIGHBORHOOD?

IMAGINE LIVING THERE

CHECK OUT THE LOCAL AMENITIES IN THE NEIGHBORHOOD YOU ARE INTERESTED IN AND SEE IF IT WORKS OUT WITH YOUR DAY TO DAY ROUTINE. ARE THERE RESTAURANTS, STORES AND OTHER SERVICES THAT YOU ENJOY CLOSE BY? IS THE NEIGHBORHOOD NEAR A FREEWAY SO YOU CAN GET ON THE ROAD IN A REASONABLE AMOUNT OF TIME? TAKE THE TIME TO ANALYZE THE AREA AND IMAGINE YOURSELF LIVING THERE. IT ALSO IS EASY TO FALL IN LOVE WITH AN AREA THAT YOU HAVE ONLY VISITED ONCE AND AT A CERTAIN TIME OF DAY. TRY TO VISIT THE NEIGHBORHOOD MULTIPLE TIMES AND AT DIFFERENT TIMES OF THE DAY. LASTLY, WALK THROUGH THE STREETS NEAR THE HOME AND SEE HOW IT FEELS. YOU WILL NOTICE MORE THINGS WALKING THAN JUST DRIVING BY.

THE SAFE FACTOR

THERE ARE SEVERAL RESOURCES ONLINE YOU CAN CHECK FOR NEIGHBORHOOD CRIME STATISTICS. YOU CAN ALSO CALL OR STOP BY THE LOCAL POLICE DEPARTMENT AND REQUEST THE CRIME STATISTICS. CRIME REPORTS ARE PUBLIC RECORD AND SHOULD BE MADE AVAILABLE TO YOU UPON REQUEST.

THE RULES

IF THE HOME IS PART OF A HOME OWNER'S ASSOCIATION (HOA) YOU WILL WANT TO GET A COPY OF THE BYLAWS AND STUDY THOSE CAREFULLY. MANY HOAS HAVE RULES YOU WOULD NEVER EVEN THINK OF. FOR EXAMPLE, THE HOA MIGHT REGULATE THE TYPE OF PLANTS YOU CAN HAVE IN YOUR YARD, TYPE OF FENCING YOU CAN PUT UP, WHETHER OR NOT YOU CAN POST SIGNS AND SPECIFIC RULES REGARDING PETS. IF ANY OF THESE RULES ARE DEAL BREAKERS FOR YOU THEN YOU WILL DEFINITELY NEED TO CONTINUE YOUR HOME SEARCH!



UNDERSTANDING BUYER'S COSTS



WHAT ARE THE COSTS ASSOCIATED WITH A REAL ESTATE TRANSACTION? COSTS VARY WIDELY BASED ON WHERE YOU LIVE, THE PROPERTY YOU BUY, AND THE TYPE OF LOAN YOU CHOOSE. MANY ITEMS AND FEES CAN BE PAID BY EITHER PARTY IF THEY BOTH AGREE TO IT. THIS IS JUST A LIST OF WHAT IS NORMALLY COVERED BY THE BUYER AND SELLER. YOUR AGENT WILL BE ABLE TO ADVISE YOU ON THE POSSIBLE NEGOTIATION OF HAVING CERTAIN FEES PAID FOR BY THE OTHER PARTY.

EARNEST MONEY	YOU WILL PAY EARNEST MONEY OR A GOOD-FAITH DEPOSIT TOWARD THE PURCHASE OF THE PROPERTY AT THE TIME OF ACCEPTANCE OF THE CONTRACT. THE EARNEST MONEY DEPOSIT IS A NEGOTIABLE AMOUNT BETWEEN THE BUYER AND SELLER, BUT USUALLY ABOUT 1% TO 3% OF THE PURCHASE PRICE OR A FIXED AMOUNT.
INSPECTION	THE INSPECTOR WILL CHECK MAJOR SYSTEMS IN THE HOME AS WELL AS THE STRUCTURE AND LET YOU KNOW WHAT PROBLEMS THE HOUSE HAS, IF ANY. YOU CAN ALSO GET ADDITIONAL INSPECTIONS INCLUDING PESTS, ETC. THE COST STARTS AT ABOUT \$300 AND GOES UP DEPENDING ON THE HOME SIZE.
OPTION FEE	THIS IS A NOMINAL FEE PAID FROM THE BUYER DIRECTLY TO THE SELLER FOR A SPECIFIED PERIOD OF TIME DURING WHICH THE BUYER CAN TERMINATE THE CONTRACT FOR ANY REASON AND RECEIVE THEIR EARNEST MONEY BACK IN FULL.
APPRAISAL	YOUR LENDER WILL REQUIRE AN APPRAISAL AND THE HOME MUST APPRAISE FOR AT LEAST THE AMOUNT YOU ARE OFFERING TO PAY FOR IT. OTHERWISE, YOU WILL HAVE TO COME UP WITH MORE MONEY DOWN OR RENEGOTIATE THE CONTRACT. THE APPRAISAL COST AVERAGES AROUND \$400.
LOAN FEES	THESE ARE LENDER FEES AND MIGHT INCLUDE AN APPLICATION FEE, ORIGATION FEE, POINTS, ETC.
PROPERTY INSURANCE	THIS COVERS POSSIBLE DAMAGES TO YOUR HOME. YOUR FIRST YEAR'S INSURANCE IS OFTEN PAID AT CLOSING. HOME OWNER'S INSURANCE CAN BE ROLLED INTO YOUR LOAN AND PAID FROM AN ESCROW ACCOUNT.
PROPERTY TAXES	IF THE SELLER HAS ALREADY PAID THIS YEAR'S PROPERTY TAXES THEN YOU MUST REIMBURSE THEM FOR THE PART OF THE YEAR YOU WILL BE OWNER OF THE PROPERTY. TYPICALLY, LENDERS WILL WANT ANY TAXES DUE WITHIN 60 DAYS OF PURCHASE BY THE LOAN SERVICER TO BE PAID AT CLOSING.
SURVEY FEE	THIS FEE GOES TO A SURVEY COMPANY TO VERIFY ALL PROPERTY LINES AND THINGS LIKE SHARED FENCES ON THE PROPERTY.
ESCROW FEE	THIS IS PAID TO THE TITLE COMPANY, ESCROW COMPANY, OR ATTORNEY FOR CONDUCTING THE CLOSING. IT IS USUALLY SPLIT BETWEEN BUYER AND SELLER.
DOWN PAYMENT	THE DOWN PAYMENT IS THE AMOUNT YOU NEED TO PAY UP FRONT AS PART OF YOUR MORTGAGE. USUALLY 3% TO 20% OF THE SALES PRICE.

UNDERSTANDING SELLER'S COSTS

AGENT COMMISSION	THIS IS THE FEE PAID TO THE LISTING AGENT FOR THEIR SERVICES. THIS AMOUNT IS USUALLY TAKEN OUT OF THE SALES PRICE AND IS SPLIT BETWEEN THE LISTING AGENT AND THE BUYER'S AGENT.
ESCROW FEE	THIS IS PAID TO THE TITLE COMPANY, ESCROW COMPANY, OR ATTORNEY FOR CONDUCTING THE CLOSING. IT IS USUALLY SPLIT BETWEEN BUYER AND SELLER.
PROPERTY TAXES	THE SELLER WILL BE RESPONSIBLE FOR PRORATED PROPERTY TAXES DUE UP TO THE DATE OF THE SALE, AT WHICH POINT THE BUYER WILL TAKE OVER.
TITLE INSURANCE	THIS ONE-TIME PAYMENT PROTECTS THE FUTURE OWNER FROM THE FINANCIAL BURDEN OF SORTING OUT TITLE ISSUES IN COURT, WHETHER THEY ARISE AT CLOSING OR YEARS DOWN THE ROAD. IT'S TYPICAL THAT BUYERS HAVE SELLERS COVER THIS COST.
ATTORNEY FEES	SOME PEOPLE CHOOSE TO HAVE AN ATTORNEY HELP THEM WITH THE TRANSACTION. IF YOU DO HIRE A LAWYER, HE OR SHE WILL BE PAID ON CLOSING OUT OF THE PROCEEDS FROM THE SALE.
HOME WARRANTY	IT'S NORMAL FOR A SELLER TO PAY FOR THE COVERAGE BECAUSE IT'S A SELLER BENEFIT BECAUSE THE BUYER WON'T BE CALLING THE SELLER AFTER CLOSING IF SOMETHING BREAKS.
HOA TRANSFER	THE SELLER WILL PAY FOR THIS TRANSFER WHICH WILL SHOW THAT THE DUES ARE PAID CURRENT, WHAT THE DUES ARE, A COPY OF THE ASSOCIATION FINANCIAL STATEMENTS, MINUTES AND NOTICES.
BUYER'S COSTS	THE BUYER MAY ASK THE SELLER TO HELP PAY FOR SOME OF THEIR CLOSING COSTS.





M A K I N G T H E M O V E - I N E A S Y

CLOSING DELAY

UNEXPECTED DELAYS ARE ALL TOO COMMON IN THE REAL ESTATE WORLD. WHILE THE DEAL MAY BE DONE PROBLEMS CAN EASILY OCCUR IN THE CLOSING PROCESS THAT CAN SET YOU BACK HOURS OR DAYS. IT'S BEST TO BUILD IN A SAFETY NET OF A DAY OR TWO AFTER CLOSING BEFORE YOU SCHEDULE YOUR MOVERS. AND IF YOU PLAN TO DO A LITTLE UPDATING TO YOUR NEW HOME, NOW IS THE TIME TO DO IT BEFORE IT'S FILLED TO THE BRIM WITH BOXES AND FURNITURE.

REMEMBER UTILITIES

NO ONE WANTS TO MOVE IN WITHOUT AIR CONDITIONING, ESPECIALLY HERE IN TEXAS. MAKE SURE YOU HAVE CALLED YOUR ELECTRIC, CABLE, PHONE, AND INTERNET PROVIDERS AT LEAST ONE TO TWO WEEKS BEFORE YOUR MOVE-IN DATE TO ENSURE AMPLE TIME FOR EVERYTHING TO GET SET UP.

PACKING IT ALL UP

PACKING UP AN ENTIRE HOUSE MAKES YOU REALIZE JUST HOW MUCH STUFF YOU HAVE. THIS IS THE PERFECT OPPORTUNITY TO GO THROUGH JUST ABOUT EVERYTHING YOU OWN AND ASK YOURSELF IF IT'S WORTH KEEPING. YOU'LL FEEL A HUGE SENSE OF RELIEF SEEING A GROWING "GET RID OF" PILE AND KNOWING YOU WON'T HAVE TO STICK ALL OF THOSE THINGS AWAY IN DRAWERS AND UNDER BEDS ONLY TO BE SEEN AT THE NEXT MOVE. WHEN IT COMES TO THE ACTUAL PACKING PROCESS, STOCK UP ON NEWSPAPER AND TRY ASKING AROUND AT GROCERY STORES, WHOLESALE STORES, AND ELECTRONIC STORES FOR EXTRA BOXES TO AVOID HAVING TO BUY YOUR OWN. BE SURE TO LABEL EVERY BOX, BIG OR SMALL, TO MAKE UNPACKING LESS OF A MYSTERY. AND DON'T TRUST THOSE BURLY MOVERS WITH THAT ANTIQUE VASE; FOR FRAGILE ITEMS PACK THEM CAREFULLY AND TRANSPORT THEM YOURSELF.

UNPACKING PAINS

THE SWEET RELIEF YOU'LL FEEL AFTER FINISHING PACKING WILL BE SHORT-LIVED ONCE YOU REALIZE NOW YOU HAVE TO TURN AROUND AND UNPACK. TO EASE THAT PROCESS, GET THE ROOM DIMENSIONS OF YOUR HOME BEFOREHAND SO YOU CAN HAVE A SOLID IDEA OF WHERE EVERYTHING WILL GO. YOU'LL LOVE THAT SPARKLING NEW HOUSE EVEN MORE IF IT'S LITERALLY SPARKLING, SO BE SURE AND CLEAN IT THOROUGHLY BEFORE THE UNPACKING GETS UNDERWAY. ALSO CREATE A MOVING DAY EMERGENCY KIT WITH EXTRA CLOTHES, PERSONAL ITEMS, TOOLS, GARBAGE BAGS, SHEETS, AND ANYTHING ELSE YOU CAN'T LIVE WITHOUT FOR A DAY OR TWO BECAUSE MOVING IS A LONG PROCESS AND TRYING TO FIND THE ONE THING YOU NEED IN A SEA OF BOXES IS ALWAYS IMPOSSIBLE.

COMMUNICATION

CHANCES ARE YOU AND THE SELLER WILL BOTH HAVE SO MANY OTHER THINGS GOING ON THAT THE SIMPLE EXCHANGING OF THE GARAGE DOOR OPENER MIGHT NOT HAPPEN. SO MAKE SURE TO COMMUNICATE WITH THE SELLER AND GET ANY NECESSARY REMOTES, MANUALS, AND WARRANTIES FOR THE VARIOUS SYSTEMS IN THE HOME.



