

A Different Approach

GENUINELY COLLABORATIVE AND CONSULTATIVE

Home is from where our lives begin and end each day. It is our refuge. If you are like most people, you might be nervous about the process, anxious about moving, stressed about money, concerned about the future. I get it! I've been there myself a few times, and I have helped many people to successful outcomes.

If you are like most people, you want a consultant in this process. You want an ally who will help you buy the best home for you, not strong-arm you into a home you should want. You don't want to be "sold" a house. Instead, you want to buy one that makes you the hero in your family.

My role as your Buyer's Agent is to help you through these 5 PHASES IN THE HOME BUYING PROCESS.

1

IDENTIFY AND UNDERSTAND YOUR NEEDS AND WANTS

Every successful home purchase begins with defining what you need and what you want. Certain things count more than others. Some features rank higher on your priorities. It's my responsibility to help you make the most accurate list.

2

PINPOINT OPTIMAL FINANCING

Buyers who are wise discuss their financial situation with a reputable lender and get a loan pre-approval. A pre-approval creates an opportunity for you not just to understand what you qualify for but to decide what you can afford. I can connect you with reputable lenders to explore options that align with your circumstances.

3

FIND THE RIGHT HOUSES FOR YOU

Search effectively, powerfully, & collaboratively. The criteria in Phase 1 help determine the properties we search for and the homes we initially view. Using a simple elimination process rather than the often-frustrating selection process, we remove the homes that don't work for you.

4

OFFER, NEGOTIATE AND COMPLETE A FAVORABLE DEAL

You're ready to buy. Now what? I advocate for you throughout contract preparation, earnest money delivery, negotiations, home inspection, final walk-through, all the way to closing. Information is power if used well. You want a guide to help you understand every detail.

5

CLOSING & POSSESSION

We schedule a final walk-through of your new home just prior to closing to ensure it is in the same condition as when you went under contract, confirm all items agreed to stay or go, and verify the completion of any negotiated inspection items. Upon the conclusion of all paperwork and transfer of deed indicating ownership, you will then be the rightful new owner. It's time to move in!

Contact me today and let's get you home!

DOUG PHELPS

Realtor® | Five Star Award Professional

Your Ally. Your Advocate. Helping Make Home Happen.

720.323.4176 | DougMovesYou@gmail.com

