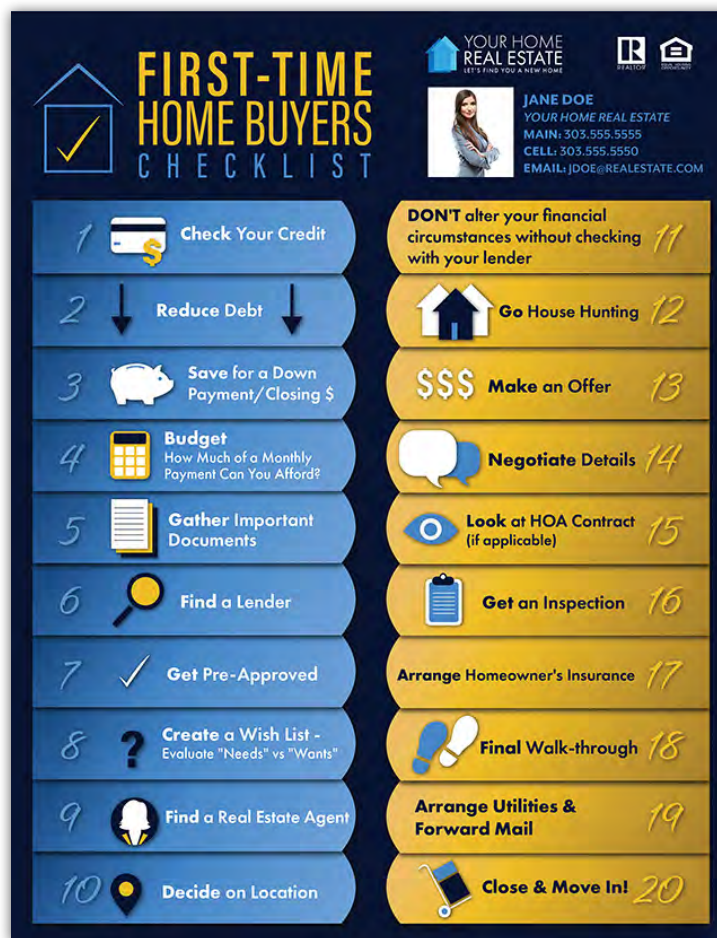




AGENT MARKETING PRODUCTS

FOR QUESTIONS, OR TO PLACE AN ORDER
MARKETING@ETINV.COM | 303.752.6471

FIRST TIME HOME BUYERS CHECKLIST



FLYER | 8 ½" X 11"

HOME BUYER CHECKLIST



FLYER | 8 ½" X 11"

HOME BUYING PROCESS



FLYER | 8 ½" X 11"

MOVING INTO YOUR NEW HOME



THINGS TO CONSIDER WHILE HOUSE HUNTING



FLYER | 8 ½" X 11"

TOP 10 WHAT NOT TO DO WHEN BUYING A HOME



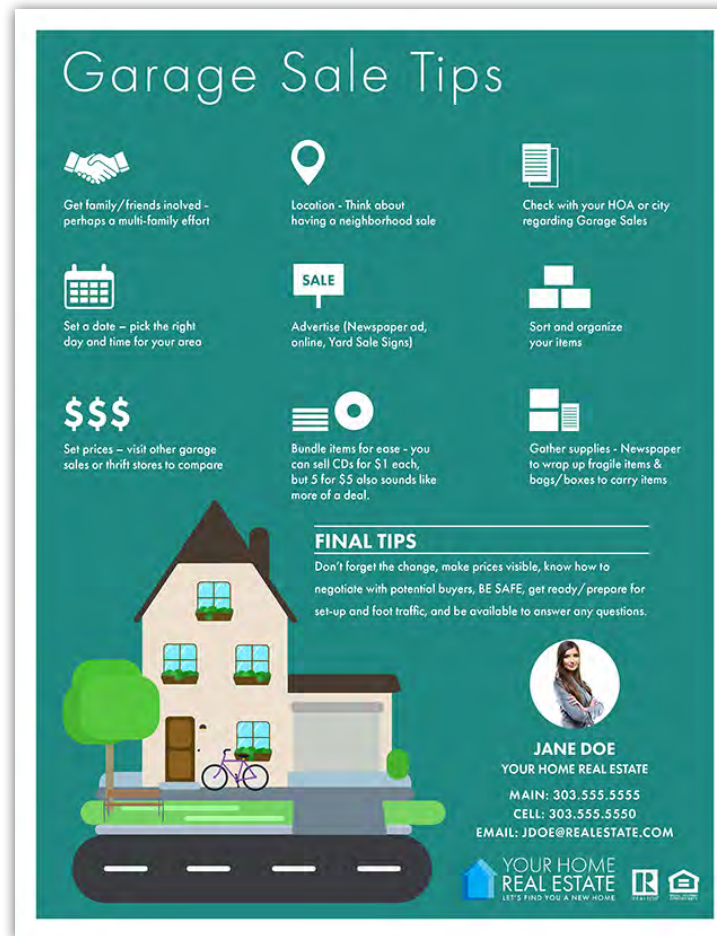
FLYER | 8 ½" X 11"

PREPARING YOUR HOUSE FOR MARKET



FLYER | 8 ½" X 11"

GARAGE SALES TIPS



FLYER | 8 ½" X 11"

SELLER'S HINTS

Seller's Hints

-  1. When hiring a Real Estate Agent – get referrals & research the agents.
-  2. Price your house Correctly! Comps are important – they will be used by buyer's agents to see what the market average is, and appraisers will also use them!
-  3. Prepare the Paperwork (binder of appliance manuals, improvements, etc.)
-  4. Have a contingency plans for moving.
-  5. Consider staging (actual or virtual)
-  6. Have professional photos taken.
-  7. Don't stick around for showings.
-  8. Don't get angry at lowball offers. Don't take it personally; just as you are trying to get the highest price for your house; buyers are trying to pay the lowest price possible.
-  9. Understand your closing costs ahead of time.
-  10. Line up movers as quickly as possible – especially during the summer 'busy' season.



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EMAIL: JDOE@REALESTATE.COM



YOUR HOME
REAL ESTATE
LET'S FIND YOU A NEW HOME



FLYER | 8 ½" X 11"

THE TEAM - THE MONEY - THE PROPERTY

THE TEAM

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YOUR HOME MORTGAGE
FINANCING YOUR NEW HOME

THE MONEY

- Evaluate your Income, Debts, Savings, fixed Expenses, and Future Spending Needs.
- Make a budget.
- Evaluate your credit score and take measures to improve it. (Pay down debt & make payments on time)
- Your lender will be able to offer other hints to help you improve your credit score.
- Get Pre-approved.

DON'T

1. Don't change jobs
2. Don't open any new accounts
3. Don't close any accounts
4. Don't change banks
5. Don't co-sign for anyone
6. Don't buy any large purchases (car, boat, furniture, etc.)
7. Don't spend your savings

THE PROPERTY

1. Make a Wish List (be realistic!)
2. Talk with your Realtor
3. Go House Hunting
4. Find the House you want
5. Make an Offer
6. Be prepared for Counter-Offers
7. Acceptance
8. Home Inspection & Appraisal
9. Possible Renegotiation
10. Final Walk-thru
11. Close - Financing & Signatures
12. Move in!

FLYER | 8 ½" X 11"

TO DO LIST FOR HOME SELLERS

**TO DO LIST FOR
HOME SELLERS**

Before you list:

- ☐ 1. Hire a Professional. (Headshot & Contact Data for Real Estate Agent)
- ☐ 2. Be aware of the tax implications of your real estate sale.
- ☐ 3. Gather your data about recent renovations and upgrades to the property.
- ☐ 4. Let your REALTOR® know your wishes & priorities.
- ☐ 5. Price it right!

While your house is on the market:

- ☐ 15. Keep your home ready to show at a moment's notice.
- ☐ 16. Be ready to leave the property for any showing.
- ☐ 17. Keep lines of communication open with your Real Estate Agent.

Prepare your house:

- ☐ 6. CLEAN, CLEAN, CLEAN – make sure you do a thorough job, so you can see what repairs may be needed.
- ☐ 7. Repair or Replace – this may be repairing cracks in the driveway or walls, repainting to a more neutral color or just over some scuffed areas, and replacing a section of lawn or edging.
- ☐ 8. Start with the curb appeal – Walk up to your house and try to see things thru a buyer's perspective.
- ☐ 9. Declutter & Depersonalize – make the environment a neutral setting so perspective buyers can envision themselves in your home. Remove family photographs, calendars/schedules, religious or political décor.
- ☐ 10. Small upgrades to the house can make a big difference: faucets as well as knobs/handles in the kitchen and bathrooms, chair rails or edging, door handles (front door or interiors), light fixtures, etc.
- ☐ 11. Hide your valuables – locked up or even stored off site.
- ☐ 12. Consider staging – if you need to sell quickly, but your furnishings are not the most modern – staging may be the solution to your issue.
- ☐ 13. Add some plants – green plants or flowers can add a special touch.
- ☐ 14. Smells can make a big difference – make sure all foul odors are eliminated, but if you decide to add smells make them neutral and not too strong.

Once the contract is signed:

- ☐ 18. Your Real Estate Agent will arrange for an Escrow Agent to coordinate paperwork and ensure proper title transfer – be sure to respond to any inquiry as quickly as possible.
- ☐ 19. Be prepared to have an inspector and appraiser schedule reviews of the property.
- ☐ 20. Create a formal plan for handling any repairs or other changes outlined in the contract.
- ☐ 21. Arrange for final utility bills.
- ☐ 22. Hire a mover.
- ☐ 23. Request mail forwarding from the post office.
- ☐ 24. Notify insurance companies, financial institutions, doctors, subscriptions, friends and family of a forwarding address.
- ☐ 25. Keep copies of important documents at your fingertips during the move. (transcripts, employment, financial documents, IDs, medical records, etc.)
- ☐ 26. Make sure to coordinate the move and be ready to do a final walk-thru and hand over the keys on the agreed date

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FLYER | 8 ½" X 11"

TO DO LIST FOR HOME BUYERS

**TO DO LIST FOR
HOME BUYERS**

**01 Assemble your Professional Team**

- 2. Get Pre-Approved
- 3. Keep good records & disclose everything to your lender
- 4. Keep lines of communication open with your Team. When you don't communicate regularly, deadlines and opportunities may pass you by, lengthening the time it takes to process your new home purchase.
- 5. Be aware of the tax implications of your real estate purchase

**06 Maintain stable employment & income**

Don't move jobs or go from salary to commission - promotions are an exception

- 7. Make timely payments on existing accounts.
- 8. Don't open or close any credit accounts, as it might affect your credit.
- 9. Don't move money around or spend your savings - these can cause delays as well.
- 10. Don't make any major purchases (furniture, hot tub, car) that could affect your credit.

**11 Don't co-sign on anything**

This will affect your credit picture

- 12. Make a wish list. Be Realistic!
- 13. Let your real estate agent know your wishes & priorities.
- 14. Go house hunting.
- 15. Find the house that best fits you & your family needs.

**16 Offer/Counter-offer/ Acceptance**

- 17. Home Inspection & Appraisal
- 18. Final Walk Thru
- 19. Close

20. Move In!

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**YOUR HOME MORTGAGE**
FINANCING YOUR NEW HOME

**YOUR HOME MORTGAGE**
FINANCING YOUR NEW HOME

FLYER | 8 ½" X 11"

TO DO LIST FOR HOME BUYERS V2

**TO DO LIST FOR
HOME BUYERS**

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**YOUR HOME
MORTGAGE**
FINANCING YOUR NEW DREAM

01 <input type="checkbox"/> Assemble your Professional Team	11 <input type="checkbox"/> Don't co-sign on anything – this will affect your credit picture.
02 <input type="checkbox"/> Get Pre-Approved	12 <input type="checkbox"/> Make a wish list. Be Realistic!
03 <input type="checkbox"/> Keep good records & disclose everything to your lender	13 <input type="checkbox"/> Let your real estate agent know your wishes & priorities.
04 <input type="checkbox"/> Keep lines of communication open with your Team. When you don't communicate regularly, deadlines and opportunities may pass you by, lengthening the time it takes to process your new home purchase.	14 <input type="checkbox"/> Go house hunting.
05 <input type="checkbox"/> Be aware of the tax implications of your real estate purchase.	15 <input type="checkbox"/> Find the house that best fits you & your family needs.
06 <input type="checkbox"/> Maintain stable employment and income (don't move jobs or go from salary to commission – promotions are an exception).	16 <input type="checkbox"/> Offer/Counter-offer/Acceptance
07 <input type="checkbox"/> Make timely payments on existing accounts.	17 <input type="checkbox"/> Home Inspection & Appraisal
08 <input type="checkbox"/> Don't open or close any credit accounts, as it might affect your credit.	18 <input type="checkbox"/> Final Walk Thru
09 <input type="checkbox"/> Don't move money around or spend your savings – these can cause delays as well.	19 <input type="checkbox"/> Close
10 <input type="checkbox"/> Don't make any major purchases (furniture, hot tub, car) that could affect your credit.	20 <input type="checkbox"/> Move In!

FLYER | 8 ½" X 11"

REAL ESTATE AGENT'S EMERGENCY KIT




FLYER | 8 ½" X 11"

MOVING CHECKLIST


Moving CHECKLIST

- Create a Moving Binder to organize your documents while moving.
- Take measurement of the rooms and doorways in your new place to make sure large pieces of furniture will fit.
- Get quotes and hire a moving company if desired.
- Arrange to connect utilities in your new home, and disconnect them at your old location.
- Contact Doctors & Dentist – get copies of files, prescriptions as needed.
- Arrange transfer of school records if applicable.
- Call your insurance professional and change any coverage, or information necessary.
- Check homeowners insurance policy to see if your move/moving is covered.
- Contact your bank/financial institution to update your contact information or transfer funds to another company.
- Arrange to have major appliances serviced before you move.
- Collect anything you have loaned, on lay-away, in cold storage, dry cleaning, or in safety deposit boxes.
- Properly dispose of flammables, gasoline, fireworks, matches, cleaning fluids, bottled gas, aerosols, acids, and caustic drain chemicals, etc.
- Drain all small gasoline powered equipment.




NOTIFY NEW ADDRESS

Post Office
DMV
Insurance Companies
Credit bureaus/Creditors
Financial Institutions
Magazines and subscriptions
Clubs or Associations
IRS and other governmental agencies



UTILITIES & SERVICES


Electric
Water
Sewer
Natural Gas/Fuel Oil
Telephone
Cable/Satellite/TV
Internet
Refuse/Recycling
Newspaper
Lawn Care
Laundry



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*Feel free to contact us with any
questions you may have!*

Connect with us on social media!

