

HWMJ Buyer Guide

Homes With Mr. Jones

Your Complete Guide to Buying a Home with Confidence

Welcome

Buying a home is one of the most important financial decisions you will make. My role is to simplify the process, protect your interests, and position you to win the right home with confidence and clarity.

Why Work With Me

Not all agents operate the same. My approach focuses on strategy, communication, and results. I help you structure offers that stand out, negotiate in your favor, and navigate the process without unnecessary stress.

The Buying Process

1. Pre-Approval: Understand your buying power and monthly comfort zone.
2. Home Search: Target homes that fit both your needs and long-term goals.
3. Offer Strategy: Build a competitive and intelligent offer.
4. Under Contract: Secure your position and begin due diligence.
5. Inspections: Identify risks and negotiate repairs or credits.
6. Appraisal & Loan: Ensure the property meets value requirements.
7. Closing: Finalize documents and receive your keys.

Understanding Costs

Buying a home includes more than just the purchase price. Expect down payment, closing costs (typically 2–5%), inspections, appraisal, and earnest money. In many situations, I can negotiate for seller credits to reduce your out-of-pocket expenses.

Offer Strategy

The strongest offer is not always the highest. Terms such as timelines, contingencies, and structure often matter just as much. My job is to position your offer to win while still protecting you.

Pro Tip: The best deals are won before they even hit the market. I actively look for opportunities beyond what you see online.

Common Mistakes to Avoid

Making large purchases during escrow, waiting too long to act, skipping inspections, and not fully understanding your loan terms can all create unnecessary risk.

After Closing

My relationship with you does not end at closing. I continue to be a resource for vendors, upgrades, and long-term investment strategy.

Next Steps

Reach out and let's build your home buying game plan.

Contact

HomesWithMrJones@gmail.com

702.521.3996

www.HomesWithMrJones.com