



# THE ULTIMATE Charleston HOME BUYER GUIDE

By Kyle Weston, Realtor



[Book a Consultation Today!](#)



# Welcome – Let's Make Charleston Home!

Hi, I'm Kyle Weston—Charleston-based Realtor® and proud member of the Dave Friedman Team. Whether you're buying your very first home or your forever dream home, I created this guide to make the process simple, stress-free, and tailored to your needs.

You'll find everything from step-by-step breakdowns to insider tips about the Charleston market – all designed to help you feel confident and prepared.

— *Kyle Weston*





# What You Get When You Work With Me

- ✓ Charleston Local Knowledge
- ✓ One-on-One Service from Start to Close
- ✓ Access to Off-Market & Early Listings
- ✓ Powerful Negotiation Backed by a Top Team
- ✓ Network of Trusted Lenders & Inspectors
- ✓ Stress-Free Process from Day 1

Buying a home in Charleston isn't just about finding a house – it's about finding the right fit. I'll help you navigate it all with transparency and strategy.



# STEPS TO BUYING A HOME

- ✓ Get Pre-Approved
- ✓ Define Your Goals
- ✓ Start Your Home Search
- ✓ Make an Offer & Negotiate
- ✓ Schedule Inspections
- ✓ Secure Your Mortgage
- ✓ Close & Get Your Keys!

# What You Need to Know About Financing

- ✓ **Down Payments:** As low as 3% for first-time buyers
- ✓ **Pre-Approval:** Essential before touring homes
- ✓ **Loan Types:** Conventional, FHA, VA, and more
- ✓ **Monthly Costs:** Don't forget taxes, insurance & HOA if applicable
- ✓ **Credit Score Tips:** Aim for 620+ for most loan types

Not sure where to start? I'll connect you to a trusted lender to walk you through it all.





# Avoid These 5 First-Time Buyer Mistakes

- ✗ Touring homes before getting pre-approved
- ✗ Making big purchases during escrow
- ✗ Skipping the home inspection
- ✗ Lowballing in a competitive market
- ✗ Working with the listing agent instead of a buyer agent

With me on your side, we'll avoid these pitfalls and keep your purchase on track.

# KYLE'S FAVORITE LOCAL PICKS



## Mount Pleasant

Great schools, coastal charm

---



## Downtown Charleston

History, dining, walkability

---



## James Island

Laid-back, nature-friendly

---



## Summerville

Affordable, growing

**Bonus Tip:** Get to know commute times  
and flood zones before falling in  
love with a property!





# Let's Find Your Charleston Home

If you're thinking about buying, the best next step is a quick, no-pressure consultation. I'll answer your questions, help clarify your goals, and walk you through the next steps.



# Let's Connect

**Kyle Weston, Realtor®**

Dave Friedman Team | Keller  
Williams



📍 Charleston, SC

📞 843-253-0915

✉️ [kyleweston@davefriedmannteam.com](mailto:kyleweston@davefriedmannteam.com)

🌐 [kylewestonrealtor.godaddysites.com](http://kylewestonrealtor.godaddysites.com)

📅 **Book a Call Today!**



**KYLE WESTON**