



SU CASA
REAL ESTATE
experience simplicity

Buyer Success Checklist Packet

Your complete guide to purchasing with confidence and clarity

Guiding You with Heart and Expertise

Angela Price, Realtor® ABR

Price NM Realty, Brokered by Su Casa Real Estate

angelapricenm@gmail.com

505.453.4946 | Office 505.250.5328

www.pricenmrealty.com

Buying a home in New Mexico is more than a transaction—it's a lifestyle decision. Whether it's your first home, an investment, or a move-up purchase, today's market rewards buyers who are prepared, informed, and supported by the right professional guidance.

1. Financial Preparation

- Review your credit report and address any inaccuracies early.
- Establish your budget and comfortable monthly payment range.
- Get pre-approved (not just pre-qualified) with a reputable local lender.
- Understand total costs including down payment, closing costs, inspections, and reserves.
- Discuss financing programs and down payment assistance available for New Mexico buyers.

2. Partnering With Your Realtor®

- Define your priorities: location, commute, school district, and must-haves.
- Schedule a buyer consultation to clarify your goals, budget, and timeline.
- Receive tailored property alerts and off-market opportunities.
- Gain access to neighborhood insights, market trends, and professional guidance throughout the process.

3. The Home Search

- Tour homes strategically—focus on quality over quantity.
- Take notes during showings: layout, features, and overall condition.
- Compare homes side-by-side to evaluate value and long-term potential.
- Stay open-minded—some of the best homes reveal themselves through flexibility and vision.

4. Making the Offer

- Review comparable sales to determine a competitive, informed offer.
- Include appropriate contingencies for inspection, financing, and appraisal.
- Understand earnest money deposits and key deadlines.
- Leverage creative solutions such as seller credits or rate buydowns when beneficial.

5. Due Diligence and Inspections

- Schedule inspections promptly after offer acceptance.
- Review results and prioritize repairs or credits for significant issues.

- Coordinate with your lender for appraisal and loan finalization.
- Keep communication clear and responsive to maintain timelines.

6. Understanding the Buyer Broker Agreement

- New Mexico law requires a written Buyer Broker Agreement (BBA) between every homebuyer and their licensed Realtor®.
- This ensures you have dedicated representation and understand how your Realtor® is working for you.
- The BBA establishes your agent's duties of confidentiality, loyalty, and advocacy throughout your transaction.
- It outlines how your agent is compensated—typically through the seller's offered commission—so there are no surprises.
- In short, the agreement is designed to protect you by providing professional representation, transparency, and peace of mind.

7. Preparing for Closing

- Review your closing disclosure carefully and confirm final figures.
- Schedule your final walk-through to verify condition and any agreed repairs.
- Set up utilities, homeowners insurance, and mail forwarding before closing day.
- Bring valid identification and any required funds to your closing appointment.

8. Welcome Home & Beyond

- Keep digital and physical copies of your closing documents for easy reference.
- Consider a home warranty or maintenance plan for added protection.
- Connect with trusted local professionals for upgrades and future projects.
- Celebrate your success—and remember, I'm always here as your lifelong real estate resource.

9. Local Advantage

- New Mexico offers an exceptional quality of life—from the world-famous Balloon Fiesta and the Burning of Zozobra to stunning desert sunsets and mountain adventures.
- The ease of travel through the ABQ Sunport and the region's strong community spirit make homeownership here both rewarding and inspiring.

Homeownership in New Mexico is achievable with the right plan and the right partner. With guidance, preparation, and strong representation, you can move forward confidently from your first showing to your first set of keys.

Angela Price, Realtor® ABR

Price NM Realty, Brokered by Su Casa Real Estate

angelapricenm@gmail.com

505.453.4946 | Office 505.250.5328

www.pricenmrealty.com

Client Focused. Results Driven. Guiding You with Heart and Expertise.

