Buyer guide

THINK
MINNESOTA
REALTY

Think

Think
Minnesota
Realty

YOUR STEP-BY-STEP GUIDE TO YOUR NEXT HOME

THINKMINNESOTA.COM

New home,
new adventure,
new memories.

Nice to meet you

As a dedicated real estate agent with deep roots in the Brainerd Lakes area, I am your go-to expert for finding or selling your dream home, cabin, land or lake front property.

I specialize in connecting buyers and sellers throughout the region, offering personalized service whether you're searching for a serene lakefront retreat, a piece of land to build on, or a cozy family home. With my extensive local knowledge, I am committed to guiding you through a seamless real estate experience.

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Buying a Home
an overview

1 First Meeting

2 Mortgage Pre-Approval

3 House Hunting

4 Offer

5 Inspection

6 Closing

1 First Meeting

We meet to talk about your needs and ensure you understand the process. I can answer any questions you may have and we can establish a timeline.

We'll then sign an agreement and we can start working to find your dream home!

2 Mortgage Pre-Aproval

Getting pre-approved can not only help you understand your budget better, but will also show sellers that you're serious when sending an offer. I can recommend you different financing options, but you're also free to find and use your own.

After obtaining a pre-approval letter, we can use this as a guide to narrow down the search.

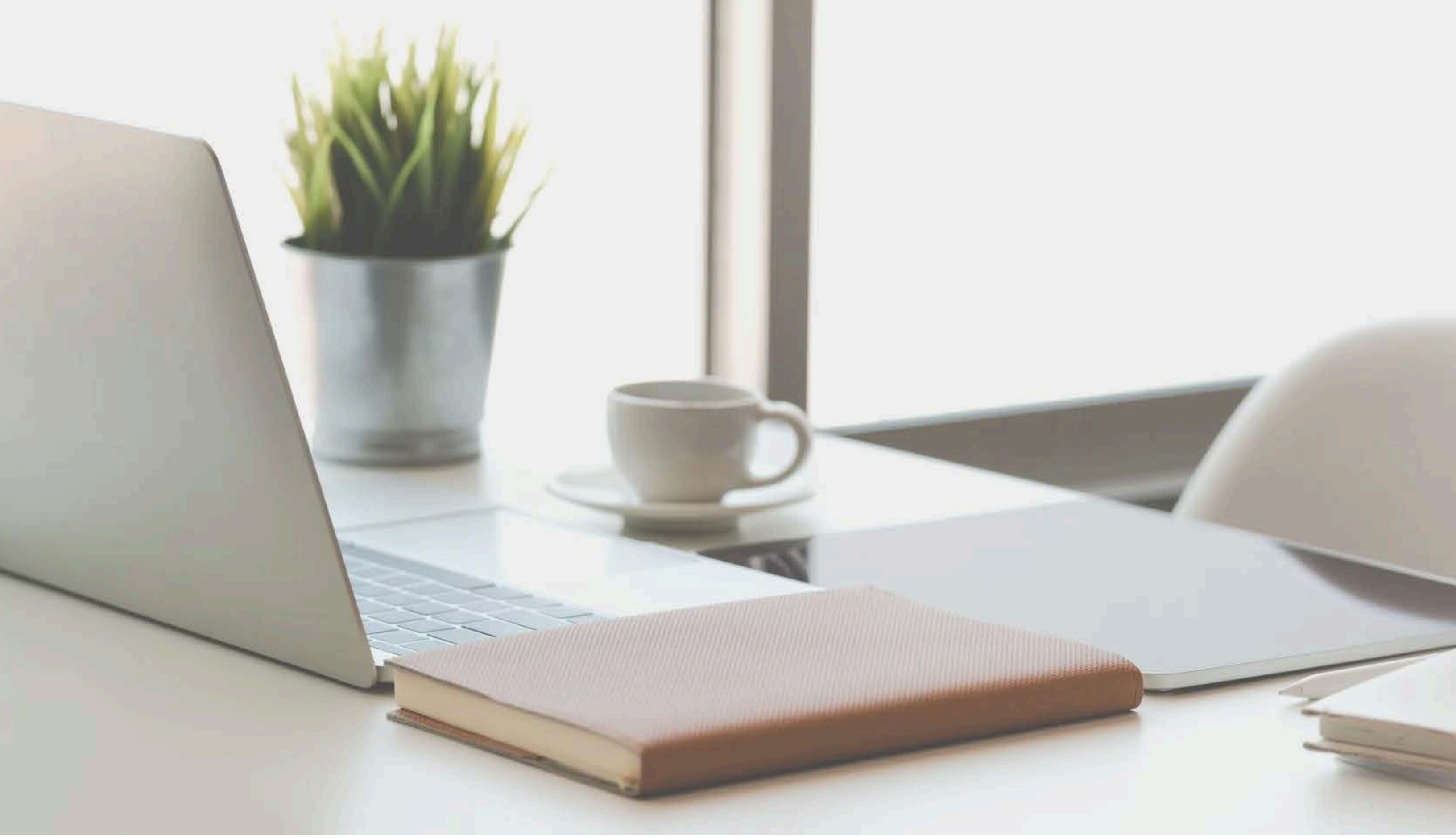
3 House Hunting

I'll send you listings based on your preferences and budget, but you can also send me houses you may come across. We can then work around your schedule to view the ones that stand out to you the most in person. Here, you'll have the chance of getting a closer look at the houses and the neighborhoods until you ultimately find *the one*.

4 Offer

When you're ready to send an offer we'll discuss the terms of the offer to make sure we're putting our best foot forward. This offer will be accompanied by your earnest money.

The seller can accept, reject or send a counter-offer.



5 Inspections

There are three different inspections that generally take place before closing, and financing is generally contingent upon these inspections. The general inspection looks at the state of the home, a pest inspection (e.g. termites), and finally the appraisal confirms the value of the home.

6 Closing

Closing is the signing day. You'll pay your downpayment and closing costs beforehand. At the closing meeting you'll sign title and mortgage documents and ownership will be transferred to you. At the end of the meeting you will receive the keys to your new home. Congratulations!

What to Consider *before buying*

Costs to consider

DOWNPAYMENT

The amount will vary depending on the type of mortgage and the value of the home. Can be anywhere from 3% to 20%.

CLOSING COSTS

Closing costs include the fees associated with the purchase of your home. It can include things like attorney fees, property taxes, insurance, and other fees related to the recording of the title.

INSPECTIONS

General home inspections can cost anywhere from $300 to $500 and pest inspections range between $75 to $100

APPRAISAL

The appraisal ranges from $300-$500

EARNEST MONEY

This money accompanies the offer representing your serious intentions to buy a home. The amount will vary depending on the market.

MISCELLANEOUS COSTS

There are always other costs to consider when moving, These can be anything from furnishings to a moving company, and it's good to think about what your needs will be when moving day arrives.

Dealbreakers

THE ROOF

When viewing a house, you would rarely think to look up. Have a quick look to see if the roof looks neglected or old. Having to replace a roof can set you back anywhere from $10,000 to $30,000. I can also find out the last time it was replaced from the seller for you.

HVAC

An old HVAC could also be the cause for costly repairs down the line. Between the new equipment and installation fees, it can run upwards of $5,000

HOA AND FEES

If there's an HOA, make sure you understand the rules you'll be subjected to. The HOA fees will vary depending on the amenities of each community. These are not included in your mortgage payment, so make sure to buget for them if you plan to buy somewhere with an HOA.

NEIGHBORHOOD

It's a good idea to drive around the neighborhood a few times to make sure you like it!

SCHOOLS

If you have children or plan to start a family soon, make sure you pay attention to what school district the house is in to avoid a headache in the future.

The Market

Being in a seller's market or a buyer's market will determine who has the bargaining power in a negotiation. It's important to keep this in mind when sending an offer.

SELLER'S MARKET

This indicates lots of buyers and not enough listings. In this situation, sellers will generally receive multiple offers and will choose the highest and best offer. .

BUYER'S MARKET

This indicates lots of listings and fewer buyers. In this situation it will be harder for sellers to receive offers, pushing them to be more flexible with the offers they accept.

The best compliment is a referral

Beth Jorges

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