

HOMEBUYING

WITH THE BATCHELOR HANNA GROUP



SIMPLY VEGAS
BATCHELOR/HANNA GROUP



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STEPS TO YOUR DREAM HOME

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- 01 Meet Your Agent
- 02 Prepare Your Finances
- 03 Start Home Shopping
- 04 Schedule a Showing
- 05 Make an Offer & Let Us Handle The Rest
- 06 Congratulations!



01

Meet Daryl B. Hanna



In today's market, inventory is low. Meaning that there are more Buyers than there are houses available. When it comes to getting your offer accepted, you want an EXPERT to go to bat for you, that knows how to structure your offer apart from the competition. Someone who knows how to write a strong offer, and make sure you are getting the best possible deal.

Daryl Hanna, and The Batchelor Hanna Group, Simply Vegas, consistently rank in the top 25 Realtors in Las Vegas. Accomplished, aggressive & diligent Real Estate Agent with a proven sales track record, Daryl Hanna has over 18 years' experience in real estate and a very extensive background in contracting. Daryl has held 5 different contractors licenses in the past which really comes in handy when out showing property. Being able to point out different building techniques and possible issues is never a bad thing when you are out trying to buy a home.

Over the 48 years Daryl Hanna has lived in Las Vegas, (born and raised) he has been able to develop some very strong relationships which is why he has been ranked in the top 1% of Vegas Realtors for the last 10 years running. Daryl prides himself on being a "CLOSER" and being able to find ways through the never ending challenges that constantly put other agents to the test every day. Early this year, Daryl was voted 10 Best Agents in Nevada for customer satisfaction. There is no secret to his game, it's just his client-first philosophy.

Meet Our Team

The best way to ensure your homebuying process is a positive one is to find a real estate professional who will guide you through every aspect of the transaction with 'the heart of a teacher' by putting your needs first. We have over 30 years combined experience with home Buyers & Sellers, Luxury, Investors, First Time Buyers, Military, Relocation Specialist, & Multi Family. We are born and raised in Las Vegas and are available 7 days a week! We are ranked in the Top 25 Realtors out of 15,000 in Las Vegas!



JILLIAN BATCHELOR
CO-OWNER THE BH GROUP



DARYL HANNA
CO-OWNER THE BH GROUP



MELISSA PARKER
LISTING & BUYER SPECIALIST



TIGER HELGELIEN
LISTING & BUYER SPECIALIST



CRYSTAL CHOBAK
LISTING & BUYER SPECIALIST



COURTNEY BEAUFORD
LISTING & BUYER SPECIALIST



ASHLEIGH WELLS
LISTING & BUYER SPECIALIST



STEVE HIGGINS
LISTING & BUYER SPECIALIST



CHRISTINA HORAN
LISTING & BUYER SPECIALIST

Meet Our Team



JARROD GORZALSKI
LISTING & BUYER SPECIALIST



DARRIAN TRAYLOR
LISTING & BUYER SPECIALIST



CAROLINE COOPER
TRANSACTION COORDINATOR



SANDI MORINAKA
TRANSACTION COORDINATOR



DONNA WILLIAMS
TRANSACTION COORDINATOR

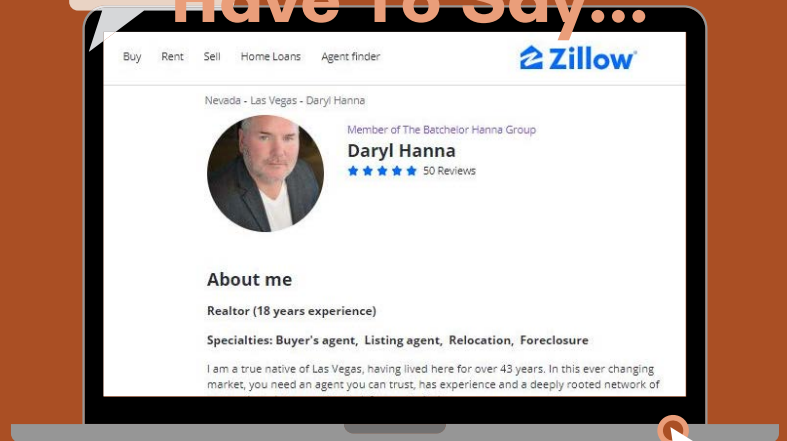


MAKAYLA JOHNSON
MARKETING DIRECTOR

WHAT SETS US APART FROM THE COMPETITION?

We offer a concierge experience to our clients and will help with all relocation services needed! Including everything from arranging schools for your children, finding doctors offices, or showing you the best restaurants in the city!

What Our Clients Have To Say...





02

PREPARE YOUR FINANCES AND GET PREAPPROVED

Nothing like falling in love with a house that you can't afford. Sit down with a credible Lender, and get a full Pre Approval and know what you can afford prior to looking for houses.

WHY DO I NEED TO GET PRE-APPROVAL?

Low inventory, like we have today, means homebuyers need every advantage they can get to make a strong impression and close the deal. One of the best ways to get one step ahead of other buyers is to get pre-approved for a mortgage before you make an offer. For one, it shows the sellers you're serious about buying a home, which is always a plus in your corner. Here's the other thing: if you're pre-approved, you also have a better sense of your budget, what you can afford, and ultimately how much you're eligible to borrow for your mortgage. This way, you're less apt to fall in love with a home that may be out of your reach.

BUYER CHECKLIST

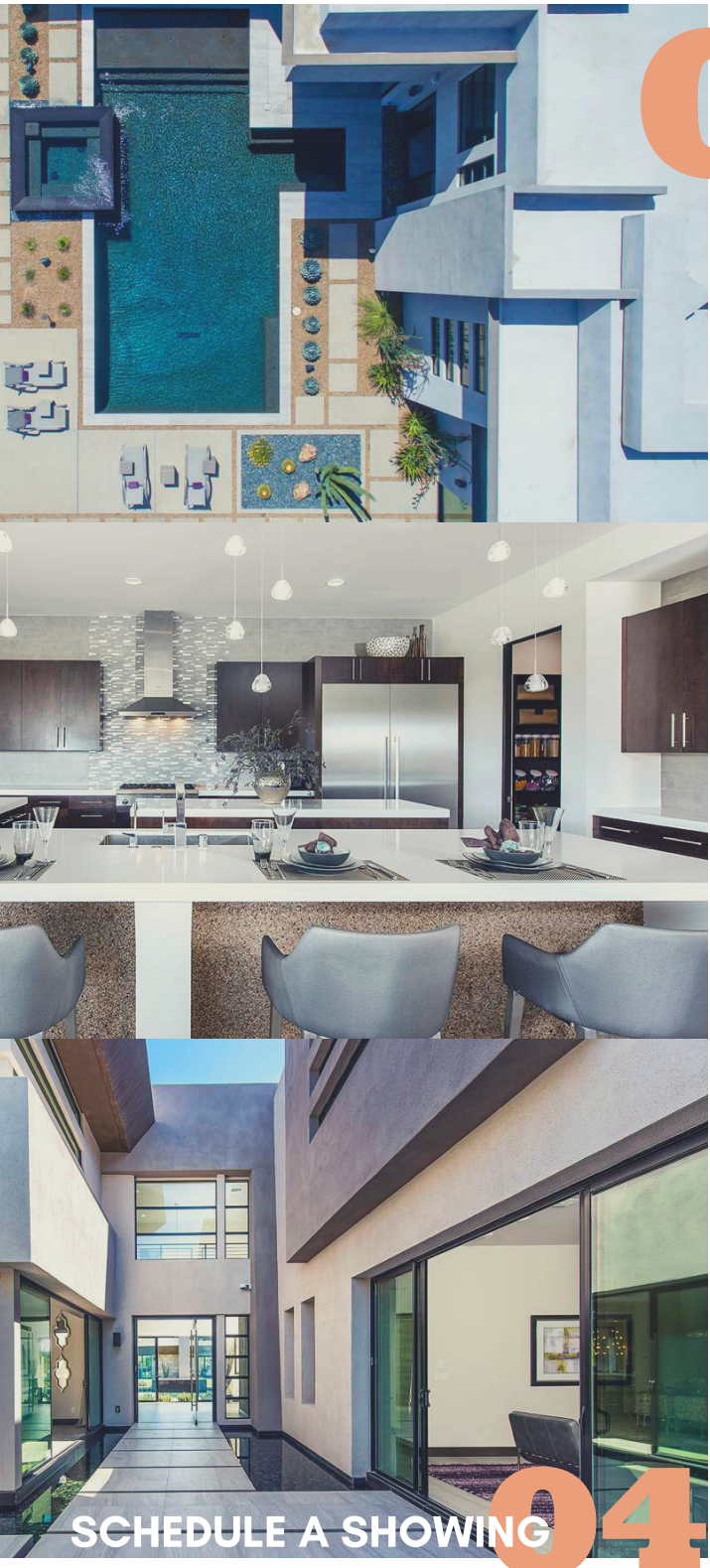


GET TOGETHER REQUIRED DOCUMENTS

FOUND LENDER

HAVE PRE-APPROVAL LETTER

Did you know the Seller pays for the Buyer's Agent Commission? The Buyer does not have to pay a commission to use a Realtor.



03 THE BEST PART... HOME SHOPPING!

Personal taste is as much a factor in buying a home as it is in buying clothes. You may think those mauve walls are horrible but someone out there will probably love them. Still, there are some things that are real deal breakers in a home. Let's prioritize what yours are! From 'Least Important' to 'Must Have', let's talk home specifics ...

LEAST IMPORTANT TO MUST HAVE

INTERIOR FEATURES:

Hardwood Floors	.....	♥	♥	♥	♥
Wall to Wall Carpet	.....	♥	♥	♥	♥
Tile Floors	.....	♥	♥	♥	♥
Formal Dining Room	.....	♥	♥	♥	♥
Gourmet Kitchen	.....	♥	♥	♥	♥
Separate Den	.....	♥	♥	♥	♥
Home Office	.....	♥	♥	♥	♥
Basement	.....	♥	♥	♥	♥
Open Floor Plan	.....	♥	♥	♥	♥
Loft Space	.....	♥	♥	♥	♥
Walk-in Closets	.....	♥	♥	♥	♥
Fireplace(s)	.....	♥	♥	♥	♥

EXTERIOR FEATURES:

Single-Story Home	.....	♥	♥	♥	♥
Two-Story Home	.....	♥	♥	♥	♥
1 or 2 Car Garage	.....	♥	♥	♥	♥
3 (+) Car Garage	.....	♥	♥	♥	♥
Patio or Deck	.....	♥	♥	♥	♥
Front Porch	.....	♥	♥	♥	♥
Fenced Yard	.....	♥	♥	♥	♥
Pool	.....	♥	♥	♥	♥
Spa	.....	♥	♥	♥	♥

COMMUNITY:

Close to Work	.....	♥	♥	♥	♥
Close to Family	.....	♥	♥	♥	♥
Near Family Fun	.....	♥	♥	♥	♥
Close to Night Life	.....	♥	♥	♥	♥
Access to Freeways	.....	♥	♥	♥	♥

SCHEDULE A SHOWING

04

*We are excited to set up as many showings as it takes to find your home. Please keep in mind that when we set up showings, the Seller is making arrangements to vacate the property to ensure the privacy of the Buyer & their Agent. Most times they are also vacating children and animals waiting for the showing to end to return home. Please remember to **wear a mask**, and be mindful for showings, if something changes please give as much notice as possible.*



Who said you had to shop for a home in person? If circumstances prevent you from being able to tour homes the traditional way, have no fear... The BH Group offers virtual tours and video calls for a socially-distanced age. Tap to View!



Homes I Toured with



SIMPLY VEGAS
BATCHELOR/HANNA GROUP



05 LET'S MAKE AN OFFER!

Let our experienced agents help guide you through the process of making an offer on a home. When you reach this step it's time to sit back and watch your agent work their magic. This is where having an expert negotiator with a network of connections at their disposal, is your biggest asset.

WHAT ARE YOU RESPONSIBLE FOR PAYING?

Earnest Money: This deposit is held as collateral should you default on the contract outside of your deadlines. It will go towards your down payment when we close.

Down Payment: Depending on which loan program you decide to go with, your down payment can typically range from 3.5%-20%. A military VA loan, can be as low as \$0 down.

Home Inspections & Buyer Due Diligence: Prior to your Due Diligence deadline, you will conduct a home inspection, and any other inspections you deem necessary, that will be at your cost.

Closing Costs & Transaction Fees: Your Lender will let you know what to expect with your Closing Costs, a good Realtor may be able to get these negotiated for the Seller to pay.

TIPS FOR MAKING A COMPETITIVE OFFER IN TODAY'S MARKET:

ACT FAST, BE READY TO MAKE QUICK DECISIONS

UNDERSTAND YOUR FLEXIBILITY

WORK WITH THE BATCHELOR HANNA GROUP

Did you know depending on which loan program you decide to go with, your down payment can typically range from 3.5%-20%.

**VA loan can be \$0 down.*



Congratulations Are In Order

Your offer was accepted and you are now in escrow... so what now? After finding the right home, negotiating a contract, making a loan application and inspections, buyers, understandably, start making plans to move and put their personal touches on the home. In today's tenuous lending environment, little things can derail the process which isn't over until the papers are signed at settlement and funds distributed to the seller. Verifications are made by a lender at the beginning of the loan process to determine if the buyer qualifies for the mortgage. The verifications are usually done again just prior to the closing to determine if there have been any material changes to the borrower's credit or income that might disqualify them.

THINGS TO AVOID WHILE IN ESCROW



NO PURCHASES THAT COULD AFFECT DEBT/INCOME RATIO



DON'T CHANGE BANKS



DON'T BUY THINGS FOR YOUR HOME UNTIL AFTER CLOSE



DON'T APPLY, CO-SIGN OR ADD ANY NEW CREDIT



DON'T OPEN NEW CREDIT ACCOUNTS



DON'T TALK TO THE SELLER WITHOUT YOUR AGENT



DON'T QUIT YOUR JOB OR CHANGE JOBS



DON'T CLOSE OR CONSOLIDATE CREDIT CARD ACCOUNTS WITHOUT ADVICE FROM LENDER



BE PATIENT! YOU'RE ALMOST THERE!

AS SEEN ON...



DARYL B. HANNA
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THE BATCHELOR HANNA GROUP
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LIC# S.0057331



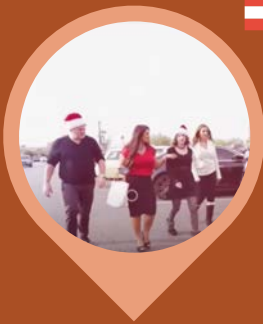
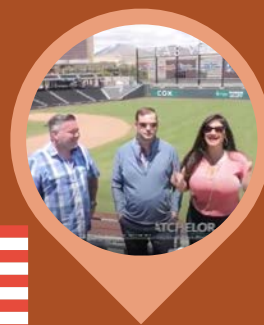
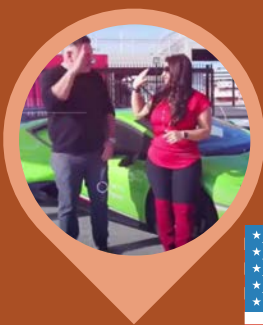
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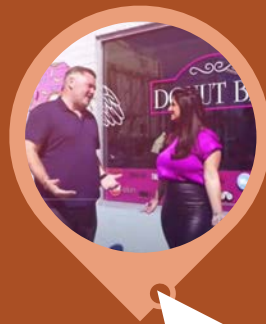
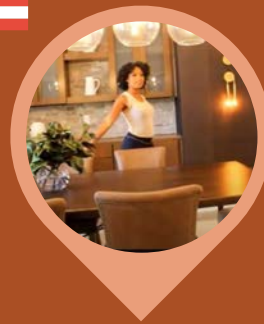
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Watch Us on National TV

Now Streaming Prime Time, Thursdays 7PM



STREAMING IN
ALL 50 STATES





The Fun Doesn't Have to End Here!

Did you know the BH Group offers concierge services? When you move, there's usually a lot of stress involved and our team wants to help take some of that stress away. By providing our clients with connections to vetted vendors, we'll help people get the "extra" stuff done.

BH GROUP CONCIERGE SERVICES

Another an agent could sell you a house and then you're on your own for things like finding a painter to repaint the living room to your liking or finding a pool company to install a pool in the backyard for summer fun. With concierge services, though, our team continues our relationship with the home buyer/seller, helping them figure out who to work with in order to perfect your dream abode. We can accept your car delivery service, meet and refer you to our expert designers to either decorate, fully remodel or redesign your home.

Our concierge services also can include non real estate services as well like doctor referrals, school reports, pet sitting companies and so so much more

Contact us today to learn more about our concierge services



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