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HOUSE 2 HOME
PROPERTY GROUP



BUYER'S TOOL KIT



STEPS TO SUCCESS



DEDICATION | COMMUNICATION
INTEGRITY | RESPECT

SAMANTHA FENN



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HELLO

Hello and welcome, as the owner of House 2 Home Property Group I sincerely thank you for taking the time to look over my Sellers Guide. With over 20 years of experience in the real estate industry, I have sold everything from new home neighborhoods, resale to mid-rise condominiums. I also had the privilege to serve as the Broker of Record for a national home builder. As a San Diego Native and long time local realtor I have a unique perspective and extensive knowledge of the real estate market.

My commitment to my clients is unwavering. I deeply respect the time and investment, I take the time to truly understand my clients unique needs. I'm dedicated to providing the highest level of attention, respect, and professionalism to everyone.



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WE'RE HERE TO HELP YOU

Buying a home is one of the most significant financial investments you'll make, and making informed decisions is crucial. That's why I've developed this comprehensive Buyer's Tool Kit—to guide you through the essential steps to find and secure your ideal home. Whether you're looking to get the best value, understand the market, or ensure a smooth buying process, this tool kit will help you navigate your home purchase with confidence.

This tool kit encompasses everything from setting your budget and obtaining pre-approval to finding the right property and making a competitive offer. While these steps might seem daunting, addressing them can significantly enhance your buying experience and help you make a well-informed decision. Setting a realistic budget, for instance, not only helps narrow down your search but also ensures that you're looking at homes you can afford. Similarly, understanding market trends, researching neighborhoods, and having a clear list of must-haves can make the process of finding your dream home more straightforward and less stressful.

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HOME BUYER'S TOOL KIT



Setting Your Budget

- Determine affordability by evaluating your income, expenses, and financial goals.
- Consider additional costs like property taxes, insurance, and potential HOA or Mello-Roos fees.

Obtaining Pre-Approval

- Get pre-approved for a mortgage to understand your borrowing capacity and strengthen your offer.
- Explore different mortgage types and terms to find the best fit for your financial situation.

Understanding Market Trends

- Research local market conditions, including recent home sales and pricing trends.
- Identify if you're in a buyer's or seller's market to strategize effectively.

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HOME BUYER'S TOOL KIT



Evaluating Work Commutes

- Calculate commute times from prospective homes to your workplace.
- Consider traffic patterns and the availability of public transportation

Researching Schools and Public Resources

- Check local school ratings and reviews if you have or plan to have children.
- Explore nearby parks, libraries, and community centers that enhance quality of life.

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HOME BUYER'S TOOL KIT



Exploring Shopping and Amenities

- Assess the proximity of grocery stores, pharmacies, and other essential services.
- Look for entertainment options like restaurants, cafes, shopping malls, and recreational facilities.

Understanding Homeowners' Associations (HOA)

- Review HOA rules to understand community regulations and expectations.
- Assess HOA fees and what they cover, such as maintenance or community amenities

Evaluating Property Taxes and Mello-Roos

- Estimate property taxes in your target area and their impact on your overall costs.
- Understand Mello-Roos assessments and their implications for your budget.

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TO GIVE REAL SERVICE,
YOU MUST ADD
SOMETHING WHICH
CANNOT BE BOUGHT OR
MEASURED WITH MONEY,
AND THAT IS SINCERITY
AND INTEGRITY



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FINDING A GREAT AGENT



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Finding a real estate agent that you trust and feel comfortable with is as hard as finding the right house to call a home. A purchase of this magnitude is a huge life decision and you want to make sure that your real estate agent is as invested in this sale as you are.

I look forward to meeting you soon - At your Service



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