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HOUSE 2 HOME
PROPERTY GROUP



KEY BUYER POINTS



STEPS TO SUCCESS



DEDICATION | COMMUNICATION
INTEGRITY | RESPECT

SAMANTHA FENN



DRE# 01397669

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

When buying a home, it's essential to approach the process strategically to make informed decisions and find a property that truly meets your needs. By thoroughly assessing the number and size of bedrooms, the quantity and features of bathrooms, and the compatibility of your existing furniture, you can ensure the home aligns with your lifestyle. Additionally, evaluating the dining area, energy efficiency, and smart home features will help you determine if the home provides both functionality and modern conveniences. Addressing these considerations early on allows you to focus your search on properties that fit your criteria and streamline the buying process.

Our comprehensive Buyer's Tool Kit covers these key points and more, helping you navigate potential challenges and make a confident, well-informed purchase. We're here to support you every step of the way and can develop a personalized strategy to handle the financial and legal aspects, ensuring a smooth and successful transaction. By following this approach, you'll be better equipped to find a home that not only meets but exceeds your expectations, avoiding common pitfalls and making your home-buying journey a positive experience.

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BUYING KEY POINTS

Bedrooms

- Assess Number and Size: Determine the number of bedrooms needed based on your current and future needs, and ensure their sizes meet your requirements.
- Consider Layout and Location: Evaluate the layout and placement of bedrooms within the home, considering privacy and convenience.

Bathrooms

- Evaluate Quantity and Features: Decide on the number of bathrooms required and assess features such as full baths, half baths, and en-suite options.
- Check for Updates: Look for modern fixtures, storage solutions, and the condition of plumbing and finishes.

Furniture Fit

- Measure Key Spaces: Ensure that your current furniture will fit comfortably in the home's living areas, bedrooms, and dining spaces.
- Plan for Flow: Consider the placement and arrangement of furniture to maintain a natural flow and functionality in each room.

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BUYING KEY POINTS

Dining Area

- **Assess Space:** Determine if the dining area is adequate for your needs, whether it's a formal dining room or a more casual eat-in kitchen.
- **Check for Versatility:** Look for flexibility in the dining area to accommodate different types of gatherings and seating arrangements.

Energy Efficiency

- **Inspect Windows and Insulation:** Check the quality of windows, insulation, and sealing to ensure energy efficiency and lower utility costs.
- **Evaluate Appliances and HVAC:** Consider the age, efficiency ratings, and condition of major appliances and heating/cooling systems.

Smart Home Features

- **Look for Integrated Technology:** Assess the presence of smart home features such as programmable thermostats, security systems, and lighting controls.
- **Check Compatibility:** Ensure that any existing smart home technology is compatible with your devices and can be easily managed or upgraded.

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BUYING KEY POINTS

Location

- Evaluate Proximity to Amenities: Consider the distance to work, schools, shopping centers, healthcare facilities, and public transport.
- Assess Neighborhood Safety and Vibe: Research crime rates, community vibe, and future development plans in the area.

Yard Size and Outdoor Space

- Determine Yard Size Needs: Assess the size of the yard for gardening, play areas, pets, or outdoor entertaining.
- Evaluate Outdoor Features: Look for features such as patios, decks, fencing, and landscaping, and consider maintenance requirements.

Kitchen

- Evaluate Size and Layout: Assess the kitchen's size, layout, and functionality for meal preparation and family activities.
- Check for Upgrades and Appliances: Look for modern appliances, ample storage, and countertop space suitable for your cooking and dining needs.

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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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DISCLAIMER: Use this roadmap as a quick overview of the selling process. If you have any questions, please reach out to your realtor!

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