Why Work with
Patricia Champion

The complete guide for helping you take your first steps towards Buying your new home.

MY BUYER AGENCY BROCHURE

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REALTY ONE GROUP

LIFESTYLE HOMES

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ABOUT ME

Hi! I'm Pat, a dedicated realtor with 23+ years of experience in the business. Whether you're buying, selling, or just exploring your options, I'm here to guide you through every step with expertise and a personal touch.

I believe that buying or selling a home should be an exciting adventure. My goal is to make the process as smooth and enjoyable as possible, providing you with tailored advice and support along the way."

I'm passionate about turning your real estate dreams into reality. I'm here to offer you insider knowledge and a friendly approach to finding your perfect home.

For most people, the purchase of a home is their largest single investment. My goal is to guide you successfully and easily through the contractual, stressful and emotional decisions involved in the Real Estate process. I am committed to providing you and your friends with superior service and expertise and to make it the most memorable purchase of your life.

Please feel free to browse my website or let me guide you every step of the way by calling or emailing me to set up an appointment today.

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DESIGNATIONS

- ABR - Accredited Buyer Representative
- SFR - Short Sale & Foreclosure Resource
- SRES - Senior Real Estate Specialist
- Realty One Group Certified Mentor
- New Licensed Real Estate Broker
- New Jersey Licensed Real Estate Agent Broker of Record - Manager - 10 years
- Notary Public

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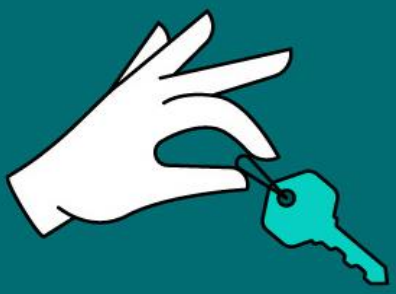
YOUR PATH TO HOMEOWNERSHIP

1. Save for Your Down Payment
2. Know Your Credit Score
3. Find a Real Estate Agent
4. Get Pre-Approved
5. Find a Home



6. Make an Offer
7. Have a Home Inspection
8. Get a Home Appraisal
9. Close the Sale
10. Move In

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MY COMMITMENT TO YOU

I will provide my clients with comprehensive support and expertise throughout the home buying process.

- ❑ **Personalized Home Search:** Conducting a thorough analysis of your needs and preferences to find homes that match your criteria.
- ❑ **Market Expertise:** Providing insights and advice based on extensive knowledge of the real estate market.
- ❑ **Comprehensive Listings Access:** Giving you access to a wide range of listings.
- ❑ **Scheduling and Tours:** Arranging and accompanying you on property tours, offering a professional perspective on each home.
- ❑ **Negotiation Skills:** Advocating for your best interests to negotiate the best possible price and terms.
- ❑ **Financing Guidance:** Assisting you with understanding and securing the best mortgage options available.
- ❑ **Transparent Communication:** Keeping you informed at every step of the process with clear, honest communication.
- ❑ **Contract Expertise:** Guiding you through the complexities of real estate contracts and legal documents.
- ❑ **Professional Network:** Connecting you with reliable inspectors, appraisers, contractors, and other professionals as needed.
- ❑ **Closing Support:** Ensuring a smooth and efficient closing process by managing all necessary paperwork and deadlines.
- ❑ **Post-Purchase Assistance:** Providing support and resources even after the purchase is complete, ensuring your continued satisfaction with your new home.

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FINANCES

Getting pre-approved with a lender before shopping for a home offers several significant advantages.

HERE ARE THE KEY REASONS:

FINANCIAL CLARITY

- ❑ **Know Your Budget:** Pre-approval provides a clear understanding of how much you can borrow, helping you set a realistic budget.
- ❑ **Interest Rate Lock:** Some pre-approvals come with the ability to lock in an interest rate, protecting you from rate increases while you shop.

COMPETITIVE ADVANTAGE

- ❑ **Stronger Offer:** Sellers are more likely to consider your offer seriously if you're pre-approved, as it shows you are a committed and qualified buyer.
- ❑ **Faster Closing:** Pre-approval can speed up the closing process, as much of the financial vetting has already been completed.

BETTER NEGOTIATION POWER

- ❑ **Confident Negotiation:** Knowing your financial limits allows you to negotiate more confidently and avoid overextending yourself.
- ❑ **Avoid Disappointment:** Pre-approval reduces the risk of falling in love with a home that's out of your financial reach.

STREAMLINED HOME SEARCH

- ❑ **Focused Search:** With a pre-approval, you can focus your search on homes within your price range, saving time and effort.

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FINANCES

FINANCIAL PLANNING

- ❑ **Access to Listings:** Some sellers and real estate agents prefer to show homes to pre-approved buyers, giving you access to a wider range of properties.
- ❑ **Identify Issues Early:** The pre-approval process can reveal any potential issues with your credit or financial situation, giving you time to address them before you make an offer.
- ❑ **Budgeting for Costs:** Knowing your loan amount helps you plan for additional costs such as down payments, closing costs, and moving expenses.

PEACE OF MIND

- ❑ **Reduced Stress:** Having pre-approval can alleviate some of the stress associated with home buying, as you already have lender backing.
- ❑ **Commitment Check:** It confirms your commitment to purchasing a home, both to yourself and to sellers and agents.

FUTURE BENEFITS

- ❑ **Relationship with Lender:** Establishing a relationship with a lender early can make future financial transactions smoother, whether it's refinancing or buying another property.

By securing pre-approval, you equip yourself with a powerful tool that simplifies the home buying process, makes you a more attractive buyer, and ultimately helps you find and secure the right home more efficiently.

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Benefits of
Mortgage Pre-Approval

It gives you clarity
When determining your
Homebuying budget.

You can be made
Confident in your ability
to secure a loan.

Your offer is more Desirable
and has a competitive edge
in a bidding war.

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GET PRE-APPROVED

To get pre-approved for a mortgage, a lender typically requires several documents and pieces of information to assess the buyer's financial situation and credit worthiness. Here are the common items a lender will need:

PERSONAL INFORMATION

- ❑ **Identification:** Government-issued ID such as a driver's license or passport.
- ❑ **Social Security Number:** For credit check purposes.

Income Verification

- ❑ **Pay Stubs:** Usually, the most recent two to three months.
- ❑ **W-2 Forms:** From the past two years.
- ❑ **Tax Returns:** Last two years of tax returns, especially if self-employed.
- ❑ **Proof of Additional Income:** Documentation for other sources of income (e.g., bonuses, alimony, rental income).

EMPLOYMENT VERIFICATION

- ❑ **Employment Letter:** A letter from your employer confirming your position, length of employment, and salary.
- ❑ **Contact Information for Employer:** In case the lender needs to verify employment.

ASSETS AND DEBTS

- ❑ **Bank Statements:** Last two to three months of statements for all accounts (checking, savings, etc.).
- ❑ **Investment Statements:** Most recent statements for any investment accounts (stocks, bonds, retirement accounts).

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GET PRE-APPROVED

PROPERTY INFORMATION (if identified)

- ❑ **Information on the Property:** If you have a specific property in mind, details about the property may be required.
- ❑ **Purchase Agreement:** A copy of the purchase agreement if you are under contract for a home.

OTHER DOCUMENTATION

- ❑ **Proof of Rent Payments:** If currently renting, proof of rental payments for the past 12 months.
- ❑ **Gift Letters:** If receiving a gift for the down payment, a letter from the donor stating the gift does not need to be repaid.

Having these documents and information ready can streamline the pre-approval process and help ensure a smooth and efficient experience with your lender.

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RECOMMENDED LENDERS

EDGAR "SONNY" WEBB

Senior Loan Officer

CROSS COUNTRY MORTGAGE

Call/Text: 732-859-0369

Sonny.Webb@CCM.com

APPLY NOW

CHRISTOPHER D'MELLO

Mortgage Broker

Home Got Owned Mortgage

Call/Text: 917-391-2167

Chris@HomeGotOwned.com

APPLY NOW

TIMOTHY FORD

Branch Manager

ADVISORS MORTGAGE GROUP

Call/Text: 732-859-3833

TFord@AdvisorsMortgageGroup.com

APPLY NOW

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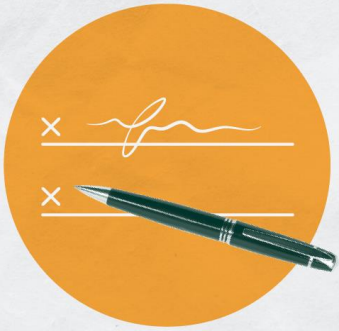
Things To Avoid After Applying for a Mortgage

Here are some things you'll want to avoid to make sure you're in the best position when you get to the closing table.

Don't make any big purchases.

Don't co-sign loans for anyone.



Don't change bank accounts.

Don't make any large deposits or transfers into your account.

Don't apply for new credit or close any credit accounts.

Do connect with your loan officer before making any financial decisions once you've started the mortgage process.

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HOME SEARCH

The Home-Buying Process: Searching & Viewing Homes

- ❑ **Understand Buyer's Needs:** Conduct an initial consultation to understand the buyer's requirements, preferences, and budget.
- ❑ **Neighborhood Insights:** Provide detailed information on different neighborhoods, including schools, amenities, commute times, and local market trends.
- ❑ **Custom Searches:** Set up customized MLS searches to match the buyer's criteria and provide daily or weekly updates on new listings.
- ❑ **Online Tools:** Educate buyers on using online tools and apps for home searches and virtual tours.
- ❑ **Market Conditions:** Explain current market conditions, including inventory levels, price trends, and competition, to set realistic expectations.

Viewing Homes

- ❑ **Schedule Viewings:** Arrange convenient times for property viewings, ensuring access to both listed and off-market homes when possible.
- ❑ **Virtual Tours:** Offer virtual tours for remote buyers or as a preliminary step before in-person visits.
- ❑ **Property Comparisons:** Help buyers compare properties based on their criteria, pointing out key features and potential drawbacks.

As a realtor, guiding potential buyers through the home-buying process, especially the searching and viewing stages, is crucial.

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HOME SEARCH

- ❑ **Inspection Tips:** Provide tips on what to look for during a home viewing, such as structural issues, layout, and future resale value.
- ❑ **Open Houses:** Inform buyers about upcoming open houses and accompany them when possible.
- ❑ **Feedback Collection:** Gather and discuss feedback from viewings to refine the search and better understand the buyer's preferences.

Additional Support

- ❑ **Documentation:** Assist with the necessary paperwork and documentation required for making an offer.
- ❑ **Negotiation Strategy:** Develop a negotiation strategy to help buyers make competitive offers.
- ❑ **Follow-Up:** Maintain regular communication and follow-up on any questions or concerns the buyer might have after viewings.

By providing comprehensive support during the searching and viewing stages, I can help buyers find the right home efficiently and confidently.

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NEED TO KNOW

- **What factors will influence your decision?**
  (School zones, distance to work, specific neighborhoods, etc.)
- **What features are important to you in your new home?**
- **What are the must-haves in your new home?**
- **What are the deal breakers in a new home?**
- **Any specifics not mentioned above?**

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MUST HAVE HOME CHECKLIST

Place a check mark next to any amenity that you consider a must have on your next home.

KITCHEN

- ❑ Modern Appliances
- ❑ Open Concept
- ❑ Breakfast Nook
- ❑ Ample Counter Space
- ❑ Kitchen Island
- ❑ Walk-In Pantry

BATHROOMS

- ❑ How Many
- ❑ Soaking Tub
- ❑ Double Vanity
- ❑ Walk-in Shower
- ❑ Heated Floors

MAIN LIVING AREA

- ❑ Walk-In-Closet
- ❑ Storage Space
- ❑ Master On Main Floor
- ❑ Split Floor Plan

ADDITIONAL FEATURES

- ❑ Town Home/Condominium
- ❑ Fireplace
- ❑ Laundry Room
- ❑ Garage/Parking Space
- ❑ Front Porch
- ❑ Open Concept
- ❑ Home Office

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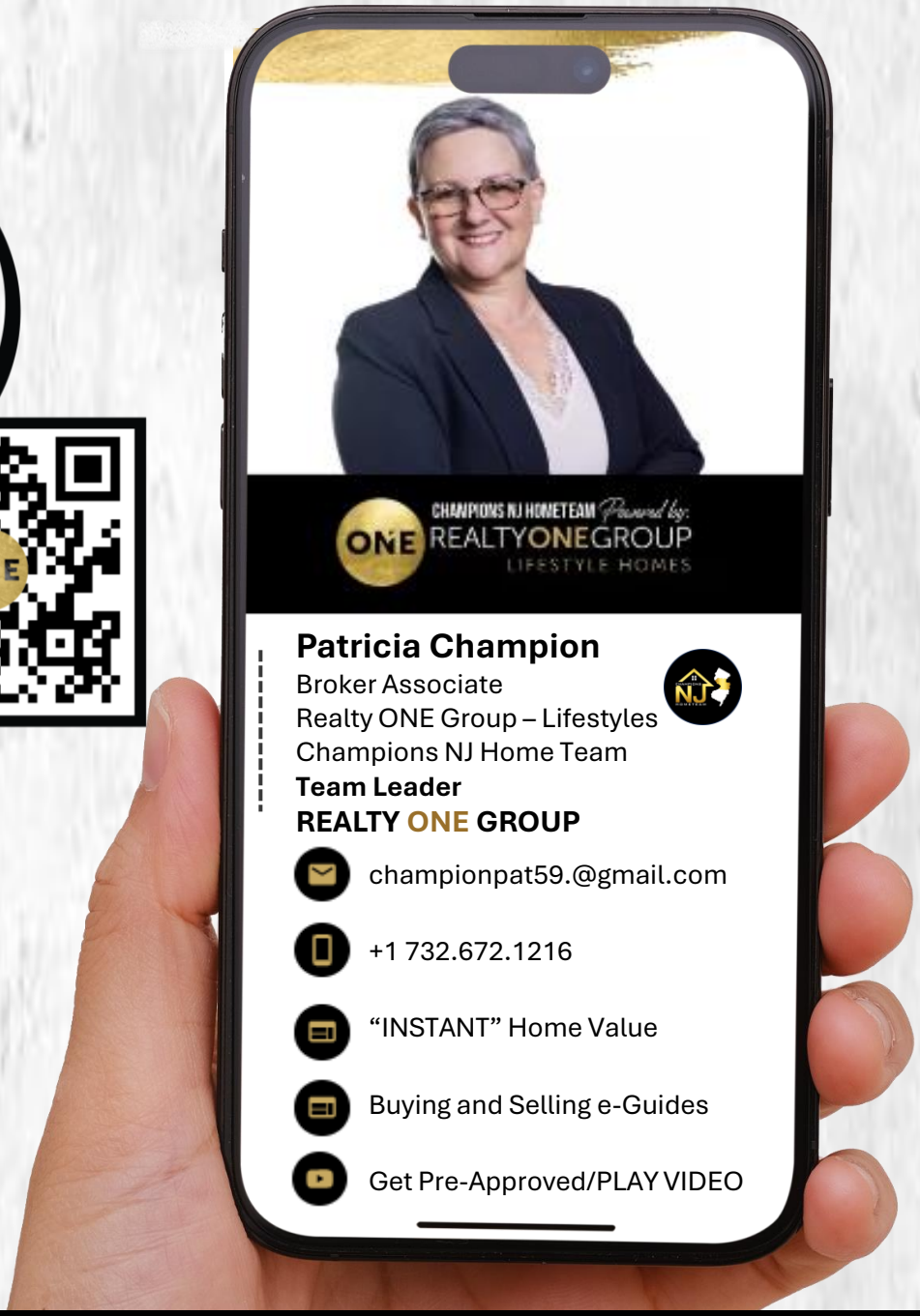
SCAN ME!



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NEGOTIATIONS AND OFFER PART 1

INFORMATION NEEDED

Before we begin writing an offer, we will need to gather some documents and discuss some important details…

- ❑ **Pre-Approval Letter**
- ❑ **Offer Price**
- ❑ **Financing Amount**
- ❑ **Escrow Deposit**
- ❑ **Closing Date**
- ❑ **Inspection Period**
- ❑ **Closing Cost**
- ❑ **Contingencies; IE Home sale, Appraisal, Inspections**

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NEGOTIATIONS & OFFERS PART 2

MULTIPLE OFFER SITUATIONS

Multiple offers on homes are increasingly common. Your offer will likely compete with others. Here are my top tips to win in a multiple offer situation:

- ❖ Submit your Pre-Approval Letter with your Offer
- ❖ Have your Lender call the listing agent to share your Pre-Approval details
- ❖ Make a cash Offer if possible
- ❖ Offer more than the asking price
- Be flexible with your closing date
- ❖ Offer a higher amount for the Escrow deposit so the seller knows that you are serious
- ❖ Keep your Offer clean when it comes to contingencies and Repairs. Don't ask for any that are not a deal-breaker for you

ESCROW

Congratulations!
We're almost there. Submit your Escrow Deposit, schedule inspections, negotiate repairs, and proceed with your Loan Application. Closing usually takes 30-45 days.

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TYPES OF POTENTIAL INSPECTIONS

Here are the types of potential inspections you might consider when purchasing a home:

#1 GENERAL HOME INSPECTION
- ❑ A comprehensive evaluation of the home's overall condition, including structure, roofing, plumbing, electrical systems, and HVAC.

#2 PEST INSPECTION
- ❑ Checks for signs of termites, ants, rodents, and other pests that could damage the property.

#3 RADON INSPECTION
- ❑ Tests for radon gas, a harmful, radioactive gas that can cause health issues.

#4 MOLD INSPECTION
- ❑ Identifies the presence of mold, which can affect air quality and health.

#5 ASBESTOS INSPECTION
- ❑ Necessary for older homes to check for asbestos-containing materials, which can be hazardous if disturbed.

#6 LEAD-BASED PAINT INSPECTION
- ❑ Important for homes built before 1978 to ensure there is no lead paint, which is harmful especially to children

#7 SEWER OR SEPTIC SYSTEM INSPECTION
- ❑ Examines the condition of the sewer lines or septic system to prevent costly repairs.

#8 CHIMNEY INSPECTION
- ❑ Checks the safety and functionality of the chimney and fireplace.

#9 POOL INSPECTION
- ❑ Evaluates the condition and safety of swimming pools and related equipment.

#10 ROOF INSPECTION
- ❑ Focuses specifically on the roof's condition, potential leaks, and remaining lifespan.

11. FOUNDATION INSPECTION
- ❑ Assesses the integrity and stability of the home's foundation.

12. ELECTRICAL INSPECTION
- ❑ Thoroughly examines the electrical systems to ensure safety and compliance with codes.

#13 PLUMBING INSPECTION
- ❑ Reviews all plumbing systems for leaks, proper function, and potential issues.

#14 HVAC INSPECTION
- ❑ Inspects the heating, ventilation, and air conditioning systems for efficiency and safety.

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TYPES OF POTENTIAL INSPECTIONS

Here are the types of potential inspections you might consider when purchasing a home:

#15 ENERGY AUDIT

- ❑ Evaluates the home's energy efficiency and suggests improvements to reduce energy costs.

#16 SOIL AND GEOTECHNICAL INSPECTION

- ❑ Assesses the soil condition, especially important for new constructions or areas prone to soil movement.

#17 WATER QUALITY INSPECTION

- ❑ Tests the water quality, especially if the home uses a private well.

INSPECTION TIME PERIOD

The typical inspection period is between 10-15 days

It is critical that we begin scheduling the inspections you choose to have done as soon as we are under contract on your potential new home. This will ensure that we do not run out of time or have any delays in the process.

Each of these inspections can provide valuable information about the property's condition and help you make an informed decision. It's often advisable to hire certified professionals for these inspections to ensure thorough and accurate results.

Use my list and please feel free to reach out and interview some of the Home Inspectors that I know and trust.

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RECOMMENDED HOME INSPECTORS

JORGE MORAN

Home Team Inspections

Call/Text: 732-704-8918

MommouthCounty@HomeTeam.com

FRANK J. DELLE DONNE

Regal Home Inspections, LLC

Call: 908-902-2590

Frank07722@Gmail.com

RYAN STURZEBECKER

Alliance Home Inspections

Call/Text: 973-229-8858

Ryan@InspectWithAlliance.com

JEFF LUBLANG

Jersey Strong Home Inspections, LLC

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MY TESTIMONIALS

See My Zillow Client Reviews
CLICK HERE

★★★★★

Pat was always ready to help!

Bought a Single-Family home in 2023 in Hampton, NJ.

"Pat was outstanding and relentless in negotiating! She stood by us through it all without a question, always ready to help. House after house, month after month, and finally found the right place. Pat is upfront and doesn't try and "sell you" on just any home. No sugar coating from her! Always professional and we are so happy she made the process so easy to handle."

Review by: user45619307

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RECOMMENDED ATORNEYS

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The Lehman Law Firm, PC

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The Lehman Law Firm, PC

KYLE CHAN, Esq.

CHAN LAW

immigration, real estate, estate planning

Call/Text: 973-544-8030

Kyle@KChanLaw.com

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immigration, real estate, estate planning

HEATHER C. ARONSON, Esq.

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Heather.PickusLaw@Gmail.com

Pickus & Landsberg

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CHAMPIONS NJ HOMETEAM *Powered by:*

REALTY ONE GROUP

LIFESTYLE HOMES

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PatriciaChampionRealtor.com

HomeValuesWithPatricia.com

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ADDITIONAL RECOMMENDED SERVICE PROVIDERS

- **Eco Logic Inc.** 877-729-8265: (TANK) Oil Tank Inspections/Removal
- **Alvarez Construction** 908-627-2514: Oil Tank Inspections/Removal
- **ADS Environmental, Inc** 862-268-7442: **Oil Tank Inspections/Removal**
- **E & G Exterminator** 732-721-6368: Exterminator
- **Asiel Yera** 908-344-7447: Electrical
- **Matthew Brennan** 732-470-5728: Plumbing
- **Up in The Roof** 732-986-2362: Chimney Inspector/Repairs
- **A Champion Construction** 732-672-1850: Home Improvements/General Contractor and Paint
- **Freehold Movers** 732-786-8701: Moving
- **Alpha Moving** 855-203-7247: Moving

MY SUGGUESTED VENDORS, CONTRACTORS AND/OR BUSINESSES

Patricia Champion suggests vendors, contractors and/or businesses **based solely upon reports and feedback of prior client's satisfaction with these entities.**

Patricia Champion &, Realty One Group Lifestyle Homes and any affiliated companies, are not responsible or liable for any breach of duty or contract, or failure to perform or deliver goods or services on the part of any of the vendors, contractors and/or businesses suggested.

We do not assume any responsibility for the performance, or lack thereof, of any of the vendors, contractors and/or businesses suggested. The suggestions herein are provided "as is" without any warranties of any kind, either express or implied. It is the client's responsibility to conduct due diligence research on the vendors, contractors and/or businesses suggested to ensure that all appropriate licenses, permits and insurances have been secured and are carried by the vendors, contractors and/or businesses suggested.

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CLOSING DAY PREPARATIONS PART 1

Here's a comprehensive checklist to prepare for closing day on your new home:

PRE-CLOSING PREPARATIONS

#1 Review Closing Disclosure

- ❑ Ensure all costs and fees are accurate.
- ❑ Confirm loan terms match your expectations.

#2 Secure Homeowners Insurance

- ❑ Obtain a policy and provide proof to your lender.

#3 Finalize Home Appraisal and Inspection

- ❑ Address any issues found during the inspection.
- ❑ Ensure the home appraisal matches or exceeds the purchase price.

#4 Arrange for Title Insurance

- ❑ Protect yourself from potential title disputes.

#5 Verify Repairs

- ❑ Confirm that any agreed-upon repairs have been completed.

#6 Obtain Necessary Funds

- ❑ Ensure you have the necessary funds for the down payment and closing costs.
- ❑ Wire transfer funds if required or get a cashier's check.

DOCUMENTS TO BRING

#1 Identification

- ❑ Bring a government-issued photo ID.

#2 Proof of Homeowners Insurance

- ❑ Have your insurance policy and proof of payment.

#3 Cashier's Check or Proof of Wire Transfer

- ❑ Cover the down payment and closing costs.

#4 Purchase Agreement

- ❑ Bring a copy for reference.

#5 Loan Documents

- ❑ All documents provided by your lender.

#6 Inspection Reports

- ❑ Copies of home inspection and any subsequent repair documents.

#7 Good Faith Estimate (GFE) or Loan Estimate

- ❑ For comparison with the Closing Disclosure.

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CLOSING DAY PREPARATIONS PART 2

Here's a comprehensive checklist to prepare for closing day on your new home:

FINAL WALKTHROUGH

#1 Conduct a Final Walkthrough

- ❑ Check that all agreed-upon repairs are completed.
- ❑ Verify that the property is in the same condition as when you last saw it.
- ❑ Ensure all included appliances and fixtures are present and working.

AT THE CLOSING TABLE

#1 Review Documents Carefully

- ❑ Loan agreement, deed of trust, title documents, and Closing Disclosure.

#2 Sign All Documents

- ❑ Mortgage documents, promissory note, deed of trust, and any other required forms.

#3 Pay Closing Costs and Down Payment

- ❑ Provide the cashier's check or confirm the wire transfer.

#4 Get Copies of All Signed Documents

- ❑ Ensure you have copies for your records.

#5 Receive Keys and Access Codes

- ❑ Obtain keys, garage openers, and any access codes or security information.

POST-CLOSING ACTIONS

#1 Change Address

- ❑ Update your address with the post office, banks, employers, and other important entities.

#2 Set Up Utilities

- ❑ Transfer or set up new accounts for electricity, water, gas, internet, and other utilities.

#3 Secure Your New Home

- ❑ Change locks, update alarm systems, and check smoke and carbon monoxide detectors.

#4 Organize Important Documents

- ❑ Safely store all closing documents, insurance policies, and warranties.

#5 Celebrate Your New Home

- ❑ Take a moment to enjoy your new home and start planning your move-in.

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CLOSING & AFTER CLOSING DAY

Here's a list of things to do to ensure a hassle-free closing process for your new home:

CLOSING DAY

#1 Bring Required Documentation

- ❑ Government-issued photo ID.
- ❑ Proof of homeowners insurance.
- ❑ Cashier's check or proof of wire transfer for closing costs.
- ❑ Copies of the purchase agreement, loan documents, and inspection reports.

#2 Review and Sign Documents

- ❑ Carefully read all documents before signing.
- ❑ Sign the mortgage documents, promissory note, deed of trust, and any other necessary forms.

#3 Pay Closing Costs

- ❑ Provide the required funds for closing costs and down payment.

#4 Receive Keys and Access Information

- ❑ Obtain keys, garage openers, and any security codes.

AFTER CLOSING

#1 Change Address

- ❑ Update your address with the post office, banks, and other important entities.

#2 Set Up Utilities

- ❑ Transfer or establish new accounts for electricity, water, gas, internet, and other utilities.

#3 Secure Your New Home

- ❑ Change locks, update alarm systems, and check smoke and carbon monoxide detectors.

#4 Store Important Documents

- ❑ Keep all closing documents, insurance policies, and warranties in a safe place.

#5 Plan Your Move

- ❑ Arrange for movers or rental trucks.
- ❑ Start packing and organizing your belongings.

#6 Celebrate Your New Home

- ❑ Take time to enjoy and settle into your new home.

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MOVING DAY PART 1

Here's a comprehensive moving day checklist to help ensure your move goes smoothly:

PRE-MOVING DAY

#1 Confirm Moving Arrangements

- ❑ Confirm date and time with the moving company or rental truck provider.
- ❑ Ensure any helpers or friends with the move are aware of the schedule.

#2 Pack an Essentials Box

- ❑ Include items you'll need immediately such as toiletries, medications, chargers, a change of clothes, important documents, and basic tools.

#3 Label Boxes Clearly

- ❑ Mark boxes with contents and the room they belong to in your new home.

#4 Prepare Electronics

- ❑ Take photos of cable setups for easier reassembly.
- ❑ Back up important data and pack electronics carefully.

#5 Defrost Refrigerator and Freezer

- ❑ Empty and clean out your fridge and freezer at least 24 hours before the move.

#6 Arrange for Child and Pet Care

- ❑ If possible, have someone watch your children and pets on moving day.

MOVING DAY MORNING

#1 Final Walkthrough

- ❑ Check all rooms, closets, and cabinets to ensure nothing is left behind.
- ❑ Make sure all windows and doors are locked.

#2 Protect Floors and Carpets

- ❑ Lay down protective coverings to prevent damage during the move.

#3 Stay Hydrated and Eat Well

- ❑ Keep water and snacks on hand to stay energized throughout the day.

DURING THE MOVE

#1 Guide Movers

- ❑ Be present to answer questions and provide guidance on what goes where.

#2 Keep Valuables with You

- ❑ Carry important documents, jewelry, and other valuables personally.

#3 Supervise Loading and Unloading

- ❑ Ensure items are handled with care and loaded/unloaded efficiently

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MOVING DAY PART 2

Here's a comprehensive moving day checklist to help ensure your move goes smoothly:

AT THE NEW HOME

#1 Clean Before Unpacking

- ❑ If possible, clean the new home before unpacking.

#2 Unpack Essentials First

- ❑ Set up your bed, bathroom, and kitchen essentials first.

#3 Verify Utilities

- ❑ Ensure electricity, water, gas, and internet are working properly.

#4 Check for Damages

- ❑ Inspect your belongings for any damages that might have occurred during the move and report them immediately if using a moving company.

POST-MOVE

#1 Unpack Methodically

- ❑ Tackle one room at a time to stay organized.

#2 Assemble Furniture

- ❑ Set up larger pieces of furniture first to get the main layout in place.

#3 Update Address

- ❑ Change your address with the post office, banks, subscription services, and other important entities.

#4 Introduce Yourself

- ❑ Take a moment to meet your new neighbors.

❑ **Relax and Settle In**

- ❑ Take breaks, relax, and enjoy your new home.

ADDITIONAL TIPS

- ❖ **Keep Tools Handy**:
  Have basic tools available for assembling furniture and other tasks.
- ❖ **Stay Organized**:
  Keep a checklist of tasks and mark them off as completed.
- ❖ **Take Photos of Meter Readings**:
  Document the final readings of utilities in both your old and new home.

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FROM ME TO YOU!

#1 MOVING BOXES

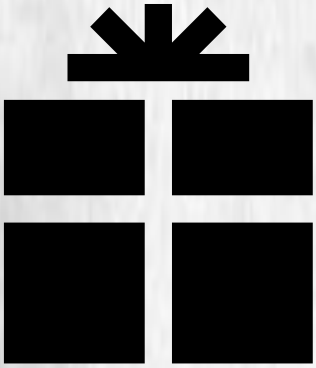
20 Moving Boxes to pack your items

#2 CLEANING SERVICE

2 Hours of Cleaning Services before or after you move into your new home

#4 FAMILY PIZZA NIGHT DINNER

Pizza night on me



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HOME BUYING & SELLING e-GUIDES

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