



THE HOMEBUYER ACTION PLAN

A Strategic Timeline from Pre-Approval to Keys

Buying a home is a journey with many moving parts. This roadmap is designed to give you a clear view of the four major phases you will navigate on your way to homeownership.

PHASE 1: Strategy & Stats

The Foundation of Your Move ~ 1 week

Before looking at houses, we build your financial and strategic foundation. This goes beyond a basic pre-approval; we analyze rate-lock strategies and down-payment grant programs to ensure your budget is bulletproof before you ever step foot in a showing.

PHASE 2: The Search

Finding the Right Fit ~ As long as it takes

Once your strategy is set, we begin the targeted search. We vet properties against your long-term goals, looking past the "staged" beauty to evaluate the home's bones and neighborhood value. This phase ends when we craft a winning offer that protects your interests.

PHASE 3: Due Diligence

The Deep Dive ~ 10 business days

After your offer is accepted, the "fact-finding" mission begins. We navigate the home inspection to uncover any hidden issues and manage the appraisal process to ensure the home's value aligns with your investment. This is where we negotiate repairs or credits to keep your equity safe.

PHASE 4: The Final Stretch

From "Clear to Close" to Keys ~ 30 days

In the final weeks, we coordinate with your lender and the title company to finalize your paperwork and the property's appraisal. Once the "Clear to Close" is issued, we perform a final walkthrough to ensure the property is in perfect condition, you'll sign your documents, and officially receive the keys to your new life.
