



A STEP-BY-STEP CHECKLIST

Buying a Home *Timeline*

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Meet Kayla

Choosing the real estate agent that you'll work alongside to buy your home is not a decision to take lightly.

I give generously of my time, resources and energy to each client, and want my passion for homes and client services to be contagious.

When roadblocks arise, I think outside of the box, utilizing all resources, tools and information necessary to create the right solutions.

Your agent should have a deep understanding of your goals, the market, and a track record for working diligently on behalf of you, their client.

I look forward to the opportunity of representing you and sharing this life milestone with you and your family.

Kayla Buckson



The Value of a Buyer's Agent

Exclusive Representation for Your Interests

Unlike going through a listing agent who serves the seller's interests, a buyer's agent is committed solely to you. They ensure your needs and preferences are top priority, offering unbiased advice and support throughout the buying process.

Access to Off-Market Listings

Your buyer's agent can tap into a network that goes beyond the usual listings, including off-market or "pocket" listings. This access can be crucial in finding your dream home in competitive markets.

In-Depth Market Insight

Buyer's agents offer specialized knowledge of the local real estate market, from pricing trends to neighborhood dynamics. This insight is invaluable for making educated decisions and spotting hidden gems.

Skilled Negotiation on Your Behalf

Having a seasoned negotiator on your side can save you thousands. Buyer's agents negotiate not just on price, but on terms and conditions that best serve your interests.

Coordination of the Buying Process

From arranging viewings to coordinating inspections and navigating closing procedures, your agent handles the logistics. This coordination is essential for a smooth journey from house hunting to homeownership.

Insider Advice on Property Potential and Pitfalls

A buyer's agent looks beyond the surface, advising you on the potential or pitfalls of properties. They help you see the full picture, including aspects like future resale value and necessary repairs.

Preparation Phase

- ☐ Determine budget & get pre-approved for a mortgage
- ☐ Create a wants vs. needs list for your desired home features
- ☐ Research neighborhoods and areas of interest
- ☐ Find and select your real estate agent to work with (that's me!)

Home Search Phase

- ☐ Begin searching for properties online and attend open houses
- ☐ Send your agent homes you'd like to see and they'll schedule showings
- ☐ Narrow down to 1-2 homes that are the best fit based on your wants vs. needs list

Making an Offer

- ☐ Review comps, estimated taxes and discuss offer terms with your agent
- ☐ Your agent will draft an official offer for you to sign
- ☐ Your agent will submit the offer to the other agent and then we wait to hear the seller's response



Under Contract Phase

- ☐ Your offer has been accepted and we are "under contract!"
- ☐ Schedule home inspection(s)
- ☐ Review inspection report(s) and negotiate repairs, if necessary
- ☐ Shop and secure your homeowner's insurance

**21-30 DAYS OUT
FROM CLOSING**

Closing Preparation Phase

- ☐ Arrange for utilities to be transferred to your name on the day of closing (Utility Helpers is free to assist with this)
- ☐ Wire any remaining funds
- ☐ Review the final Closing Disclosure
- ☐ Conduct final walkthrough to ensure condition is as expected

**3-5 DAYS OUT
FROM CLOSING**

& FINALLY.... TO THE FUN PART! →



Closing Day

- ☐ Final walkthrough of the property
- ☐ Attend closing and sign documents
- ☐ Receive keys and celebrate!



Post Closing

- ☐ Change your address with the post office, on your driver's license, credit cards, etc.
- ☐ Change the locks on exterior doors and update any door codes
- ☐ Write your agent (that's me!) a 5-star review on Google
- ☐ Send me anyone you know looking to buy or sell a home- I'm happy to help!

New Construction *extras*

- ☐ Sort through hurricane shutters and make sure you have all panels and bolts. If not, reach out to the builder and get what you need (prior to a storm)!
- ☐ Put a reminder in your calendar to schedule a third-party home inspection around 10 months of owning your home. Anything that comes up, submit to your builder so it's still covered under the one year warranty.





THANK YOU.

I hope you found this guide helpful and should you decide to purchase a new construction home in the Tampa Bay area, I'd love the opportunity to work *with* you.

I'm here as a resource should you have any additional questions or concerns about the buying process or homeownership in general.

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