

HOW BUYING A HOME WORKS

1. PARTNER WITH AN AGENT

- Absorb their local insight
- Get to know neighborhood inventory levels
- See what's about to hit the market
- Gain access to off-market properties
- Review market averages
- Complete needs assessment

2. GET PRE-APPROVED FOR A LOAN

- Understand what you can afford
- Determine your monthly mortgage payment
- Understand your debt ratio
- Prepare for escrow
- Obtain a pre-approval letter

3. FIND YOUR NEW HOME

- Compare home and neighborhood averages, then narrow down the neighborhoods you want to live in
- Favorite homes and save them to collections
- Nix homes that don't meet the mark
- Schedule home tours and plan an itinerary with your agent
- Decide on your dream home

4. MAKE YOUR OFFER AND NEGOTIATE THE TERMS

- Review contract terms and time limit for offer
- Negotiate purchase price
- Choose a title company
- Shop home insurance options
- Prepare for down payment, earnest money
- Choose a target closing date
- Sign the offer
- Deliver escrow check
- Stay in close contact with your agent

FINANCING YOUR FUTURE HOME

HOME LOANS AT A GLANCE

- Get pre-approved for your loan
- Apply for a mortgage
- Get your home appraised
- Your loan goes through underwriting
- You're cleared to close!

HAVE-ON-HAND

A month's worth of your most recent pay stubs

Copies of your last two years' federal tax returns and W-2s

The names and addresses of your employers over the last two years, compiled into one list

Last three months of bank statements

A copy of your real estate agreement

The names and addresses of your landlords over the past two years

Divorce/separation decree

Child support papers

Bankruptcy, discharge of bankruptcy papers

CONGRATS! YOU'RE APPROVED FOR A LOAN!

Follow these tips to protect your loan.

DO:

- ✓ Notify your lender of any address change, whether it's your home address or another listed on your application
- ✓ Notify your lender of any salary or wage changes
- ✓ Be prepared to provide proof of significant bank deposits
- ✓ Acquire homeowner's insurance immediately after going under contract
- ✓ Keep all forms of debt paid and in check

DO NOT:

- ✗ Make large purchases using existing credit without first talking to your lender
- ✗ Apply for or acquire any additional lines of credit
- ✗ Pay off, transfer, or close credit balances unless your lender instructs you to do so
- ✗ Change jobs without first talking to your lender
- ✗ Co-sign for another person seeking to obtain a line of credit or to make a purchase
- ✗ Pay off collections before conferring with your lender

YOUR NEIGHBORHOOD PREFERENCE

What neighborhoods or areas would you enjoy living in?

Are there any specific streets or characteristics in these neighborhoods you're drawn to?

If applicable, what school districts do you prefer?

Where do you work?

Where are your favorite places to shop? What other conveniences would you like nearby?

What do you like to do for fun? Are there any recreational facilities that you enjoy?

Any other considerations I should be aware of as we find your ideal neighborhood?

See Page 4
for local
information

Visit

TheMarsdenGroupTamp.com

Living in Tampa Bay



Neighborhood Information

Tampa Neighborhood Map

<https://tampa.maps.arcgis.com/apps/webappviewer/index.html?id=6beaab9a78ef4d619f3aac98cc3dba6d>

St Pete Neighborhood Map

<https://egis.stpete.org/portal/apps/webappviewer/index.html?id=74730e078156457da33aaf6640943ca0>

Clearwater Neighborhood Map

<https://www.myclearwater.com/government/neighborhood-services/clearwater-neighborhood-map>



Schools

Hillsborough County School finder

<https://gis.sdhc.k12.fl.us/SchoolLocator>

Pinellas County School Finder

<https://asd.pcsb.org/PubInfo/>



Beaches

Pinellas County

<http://www.pinellascounty.org/park/beaches.htm>

St Pete/Clearwater Beaches

<http://www.pinellascounty.org/park/beaches.htm>



Parks

Tampa Parks and Facilities

<https://www.tampa.gov/parks-and-recreation/parks-and-facilities>

St Pete

<http://www.stpeteparksrec.org/parks/>

Clearwater

<https://www.myclearwaterparks.com/>

Hillsborough County

<https://www.hillsboroughcounty.org/en/residents/recreation-and-culture/parks>

Pinellas County

<http://www.pinellascounty.org/park/default.htm>