

DANIEL MERVAR

# CENTURY 21<sup>®</sup>

## Scheetz

### *How we help you find best value in a home as your buyer's consultant:*

Dan's experience from flipping homes & working as operations manager/controller for a construction company/builder in the past...helps insure you won't have any major repair surprises. If you choose to build a new home, he will help monitor construction & follow up with the builder as needed.

### Steps in the Home Buying Process:

- **Securing your pre-approval** is critical to start the house hunting journey. We can recommend excellent lenders who can provide various finance options based on your needs & provide pre-approval letter needed for offer. There are special finance programs for first time buyers and even those those who don't have a social security number or established credit.
- **Understanding your needs and educate** you on current market conditions. We provide you with up-to-date market info & are your focal point for any questions that come up during the home buying process to reach the best decision based on your needs.
- **Set up customized search** based on your budget & requirements, such as location, # of BR's & baths, square footage, features important to you! We can show you any home listed by any agency... and even sold by an owner! We point out features of a home that can help or hurt future resale value.
- **New home construction** compared to existing homes can be a great option. We work for you and your best interests; the builder rep works for the builder. We are there throughout the entire process from comparing builders, locations, contract signing and helping watch over the build process utilizing Dan's past construction experience/knowledge. We attend all builder meetings with you.
- **Provide accurate assessment** of the value of the home with nearby properties to ensure good return on your investment to build equity and your net worth!

- **Working with you to write the offer** with terms that are good for you but still attractive to the seller. Go over details of the purchase agreement to ensure understanding. We represent your best interests in negotiations while treating all parties fairly and honestly.
- **Offer accepted/Under contract** and accepted offer is sent to the mortgage lender to start the finance part of the transaction which typically takes 30 days or less for final approval. Appraisal is ordered by your mortgage lender to insure home appraises for final sale price.
- **Inspection** is completed by a licensed inspection company. Buyer response is done with your input by the realtor. Focus is on any major items/safety issues. Seller not required to repair routine maintenance items. Some homes are sold "As Is"- seller won't normally do any repairs.
- **Closing of your home** is done at a designated title company. Title company ensures you have clean title and no liens in place. Closing takes about an hour. Get the keys and **MOVE INTO YOUR NEW HOME!** **CONGRATULATIONS!!**
- **Century 21 Scheetz Foundation** is committed to supporting and helping local charities, families and individuals with immediate needs and emergency relief. We donate on your behalf from our commission to the Foundation, which is non-profit. We love and support our communities to make them a better place to call home for everyone.
- **Post-closing/Consulting** is provided to you for any real estate questions/needs or finding the service of a contractor for any future home remodeling or repairs.

***We work to give you the best service in the industry & earn your loyalty!***

