



Let's Find
H O M E



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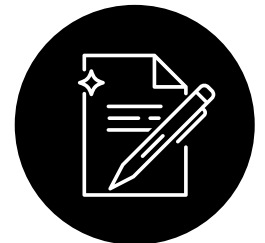


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FINANCES

The very first step in the home buying process is to obtain a financial pre-approval (proof of funds for cash purchase). We will need this document to accompany any offer we make on a property.

FINANCING

A mortgage lender will be able to take your financial information and determine what amount you will be able to borrow. Having your pre-approval letter in hand before we start searching will save us time and make sure we don't miss out on the perfect home opportunity. The pre-approval letter will accompany an offer.

CASH

If you've got the money in the bank and you are ready to purchase your home in cash, that's great. I will inform you as to your closing costs and we will need a proof of funds to supplement any offers. You can acquire a proof of funds from your financial advisor or your banker to show that you have a balance that meets the purchase price.

MY RECOMMENDED LENDERS

DULCIE PATNER | 206.251.0096
UMPQUA BANK
DULCIEPATNER@UMPQUABANK.COM

FRANCIE ZWICKER | 206.992.9377
CALIBER HOME LOANS
FRANCIE.ZWICKER@CALIBERHOMELOANS.COM

MARY HAMMER 425.480.8484
ALL SQUARE MORTGAGE
MTHAMMER@ALLSQUAREMORTGAGE.COM

QUESTIONS TO ASK THEM

- WHAT INTEREST RATE CAN YOU OFFER?
- DOES THE RATE COME WITH POINTS?
- IS IT FIXED OR ADJUSTABLE?
- WHEN CAN YOU LOCK MY RATE?
- WHAT FEES CAN I EXPECT FROM YOU?
- WHAT TYPE OF LOAN IS RIGHT FOR ME?
- DO I QUALIFY FOR ANY DOWN PAYMENT ASSISTANCE PROGRAMS?

LENDER WORKSHEET

NAME:

COMPANY:

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NOTES:



SEARCH

Once you've got your finances in order, the fun of looking for the perfect home begins! I will set you up on an automatic search through the Multiple Listing Service (MLS), which is the database that Realtors use to list and search for homes. The moment a home that fits your search criteria is listed for sale, it will be sent to your email inbox. If we ever need to adjust the search criteria, just let me know and I can make any change you need. Make sure to let me know which homes pique your interest and we will set up some showings.

CONSIDER WHAT'S A MUST-HAVE AND WHAT'S NEGOTIABLE

MUST-HAVES

WOULD BE NICE TO HAVE

Empty text area for listing must-haves.

Empty text area for listing desirable features.

HOME SEARCH NOTES

ADDRESS:

FEATURES I LIKE:

PRICE:

BEDROOM:

FEATURES I DISLIKE:

BATHROOMS:

OVERALL RATING:

ADDRESS:

FEATURES I LIKE:

PRICE:

BEDROOM:

FEATURES I DISLIKE:

BATHROOMS:

OVERALL RATING:

HOME SEARCH NOTES

ADDRESS:

FEATURES I LIKE:

PRICE:

BEDROOM:

FEATURES I DISLIKE:

BATHROOMS:

OVERALL RATING:

ADDRESS:

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BEDROOM:

FEATURES I DISLIKE:

BATHROOMS:

OVERALL RATING:

ADDRESS:

FEATURES I LIKE:

PRICE:

BEDROOM:

FEATURES I DISLIKE:

BATHROOMS:

OVERALL RATING:



OFFERS & NEGOTIATIONS

TRICKS FOR HANDLING A MULTIPLE OFFER SITUATION:

Nothing is more frustrating than finding the perfect home for you, and then finding out that someone else thinks it's the perfect home for them too! However, this situation does happen in our market. There are many different techniques we can use to make our offer as attractive to the sellers as possible.

- **Have your pre-approval letter or proof of funds in hand.** You may have a great offer to submit, but if you can't back it up with proof you are qualified to purchase the home the seller may just move on.
- **Make a cash offer if you are able.** If not, make as large a down payment as possible, and use a lender that communicates effectively with all parties.
- **Offer more than the asking price.** Your agent should do a comparative market analysis to give you a good idea on the home value as soon as you decide to make an offer. If it's not too out of line with the CMA or your budget, offer more than the asking price.
- **Keep your offer clean and simple.** Don't ask for contingencies that aren't necessary to closing the transaction.
- **Shorten the inspection period.** Asking for a 5 to 7 day inspection period instead of the traditional 15 lets the seller know that you aren't going to waste anyone's time. Find a home inspector who has availability to schedule your inspection as soon as your offer is accepted.
- **Have your earnest money ready.** Offer an earnest money that sends the message that you are serious about your offer and have the funds ready to turn in as soon as your offer is accepted. You may want to include a copy of your escrow check with your offer.
- **Offer flexibility with your closing date.** Convey through your agent that you are willing adjust the closing date to suit the seller's needs.
- **Include a personal letter with a family photo.** Let the seller know who you are, what you like about the home, and that you intend to take good care of their former residence. Let them know what it is about the home that has already made it special to you.
- **Offer an additional earnest money after the inspection period.** This is another way to let the seller know you are serious about the house and not just trying to get it off the market while you make up your mind or look further.
- **Consider an escalation clause.** Let the seller know your offer isn't the highest you will go by including a clause stating that you will increase your offer, up to a set price, if the seller shows you a higher offer from another buyer.
- **Be diplomatic with negotiations after your contract is signed.** Remember that the seller has other interested parties to fall back on. If you turn ugly after the contract is signed, making additional demands or not following through with your promises, the seller may hand you back your deposit and work with someone else.

ONCE WE GET THE HOME UNDER CONTRACT, FILL IN THE INFORMATION ON THE FOLLOWING PAGE



OFFERS & NEGOTIATIONS

IN ORDER TO WRITE AN OFFER, WE WILL NEED THE FOLLOWING INFORMATION:



PRE-QUALIFICATION LETTER OR PROOF OF FUNDS

OFFER PRICE

I will help you determine the property's fair market value

EARNEST MONEY

Usually 1-5% of purchase price.

FINANCING AMOUNT

What percentage of the loan are you financing, and how much you are putting down

CLOSING DATE

If getting a mortgage, this is typically 30-45 days from acceptance of offer. This will be the day the keys are handed from seller to buyer

INSPECTION PERIOD

Typically the buyer shall have 14 days, unless otherwise stated on the contract, to perform inspections on the home and terminate or renegotiate the contract if inspection comes back unacceptable.

WHAT IS THE EARNEST MONEY?

The earnest money is also known as "The Good Faith Deposit." It is typically 1-5% of the purchase price that you put down upfront to show the seller you are serious about the purchase. The higher the escrow, the more attractive the offer is to the seller.

Where does it go?

As soon as we have a pending contract, you have approximately 3 days to get the Earnest Money to the escrow company. The escrow company holds it up until closing, then it will be counted towards your balance due at closing. You can submit your Earnest Money by check, cashier's check or wire transfer.

WE'RE UNDER CONTRACT - NOW WHAT?

PROPERTY ADDRESS:

PURCHASE PRICE

TITLE COMPANY:

EARNEST MONEY

IMPORTANT DATES

EXECUTED CONTRACT DATE:

INSPECTION PERIOD BEGINS:

ESCROW DEPOSIT DUE:

LOAN APPLICATION DUE:

END OF INSPECTION PERIOD:

ESTIMATED CLOSING DATE:



EXECUTED CONTRACT

CONGRATULATIONS! We are officially under contract. Please mark these deadlines in your calendar and read these next steps to ensure a smooth closing.



SCHEDULE INSPECTIONS

The last date to renegotiate or cancel contract due to anything that comes up in inspections is _____ so I recommend scheduling any inspections *immediately*



EARNEST MONEY DUE

You must send escrow deposit of _____ via check or wire to _____.

IMPORTANT: Be very careful when wiring any funds. *Never* trust wiring instructions sent via email.



LOAN APPLICATION

Your loan application needs to be started within 5 days from the executed contract date. During your loan processing it is **VERY IMPORTANT** not to make any major job changes, major purchases, or open new credit cards or lines of credit, as any of these activities could alter your qualifications.



OBTAIN INSURANCE

Start contacting Insurance companies for quotes immediately, we will need to make sure the home is insurable before the end of the inspection period (_____)

NOTES:



INSPECTION PERIOD

TIP: SCHEDULE ALL INSPECTIONS IMMEDIATELY, SO IF WE NEED TO NEGOTIATE ANY REPAIRS WE CAN BEFORE THE INSPECTION PERIOD ENDS.

During the inspection period, the buyer has the right to hire a professional to inspect the condition of the home. The inspection will uncover any issues in the home that would have otherwise been unknown.

The standard home inspector's report will cover the condition of the home's heating system; central air conditioning system; interior plumbing and electrical systems; the roof, attic and visible insulations; walls, ceilings, floors, windows and doors; the foundation, basement and structural components. You will receive a written report of the inspection. You may be present for the inspection if you would like to ask the inspector any questions.

ADDITIONAL INSPECTIONS YOU MAY NEED:

Sewer Inspection - This is an inspection done by a camera attached to a snake line. The video camera records the state of the sewer, revealing any cracks, tree roots, collapsed lines, clogs and other problems inside the sewer.

Septic Inspection - In a full inspection, inspectors will remove the cover to the septic tank and check the water level. From there, the septic tank will get pumped and the inspector will check for any backflow from the absorption area. The backflow level tells the inspector if there is a problem with your drain field



MY RECOMMENDED INSPECTORS

TROY FISHER | 425.276.7900
LANIKAHIS
TROY@LANIKAHIS.COM
LANIKAHIS.COM

CHRIS MARTIN | 425.777.0201
API HOME INSPECTION
APIHOMEINSPECTION.COM

MUSAB ELHIMRI | 253.234.5065
SHERLOCK HOME INSPECTOR
INFO@SHERLOCKHOMEINSPECTOR.COM
SHERLOCKHOMEINSPECTOR.COM



FINANCING PERIOD

APPRAISAL:

An appraisal is an estimate of the value of the property by a licensed professional appraiser. Once any problems during the inspection are solved, the appraisal will be ordered by the lender and paid for by you. The goal of the appraisal is to verify the value of the property for the lender and to protect you from overpaying. The contract is contingent upon whether the appraisal comes in at or above the purchase price. If the appraisal comes back short, we will be back to the negotiating table.

OBTAINING A MORTGAGE:

You have 5 days from the date of contract execution to begin the mortgage loan application. During the 30-45 days before closing, the lender will be finalizing your mortgage.

HOME INSURANCE:

Your lender will require you to obtain a homeowner's insurance policy. You will need to get the lender this information before closing. Feel free to call my recommendations below for quotes.

TIP: IT IS VERY IMPORTANT NOT TO MAKE ANY MAJOR JOB CHANGES, MAJOR PURCHASES, OR OPEN NEW CREDIT CARDS OR LINES OF CREDIT, AS ANY OF THESE ACTIVITIES COULD ALTER YOUR QUALIFICATIONS FOR A LOAN.

RECOMMENDED INSURANCE:

AMY CARLSON | 425.780.4704
BASIN PACIFIC INSURANCE
ACARLSON@BASINPACIFIC.COM
BASINPACIFIC.COM/

NATIONWIDE | 1-877-669-6877
NATIONWIDE.COM

STATEFARM | 1.800.782.8332
STATEFARM.COM





PREPARING TO CLOSE!



TITLE:

The title company will conduct a title search to ensure the property is legitimate and find if there are any outstanding mortgage liens, judgements, restrictions, easements, leases, unpaid taxes, or any other restrictions that would impact your ownership associated with the property. Once the title is found to be valid, the title company will issue a title insurance policy which protects lenders or owners against claims or legal fees that may arise over ownership of the property. This will also be a part of your closing costs.



CLEAR TO CLOSE:

The magic words! It means the mortgage underwriter has officially approved all documentation required to fund the loan. All that remains is the actual closing process.



SMOOTH CLOSING CHECKLIST

- Make sure you've obtained homeowner's insurance and provide the lender with the information
- Review the closing settlement statement a few days before closing to ensure you have the funds for closing costs
- Final walk-through
- Wire funds to closing company
- Bring your driver's license or passport to closing table
- Take your keys and move in!

AFTER CLOSING CHECKLIST

- Make copies of all of the closing documents and store them in a safe place.
- Change the locks
- Update any keypads
- Start a home maintenance list
- Update your address on all of the following:
 - Friends and family
 - Work
 - Banks / financial institutions
 - All bills
 - Insurance companies
 - Driver's license / Identification cards
 - Schools
 - Medical offices
 - Subscriptions
- Meet the neighbors!

ABOUT YOUR AGENT



KNOWLEDGEABLE AND PERSONABLE AGENT LOOKING TO HELP FAMILIES AND INDIVIDUALS BUILD WEALTH AND PUT DOWN ROOTS THROUGH REAL ESTATE. I'LL HELP YOU NAVIGATE THE CONTRACTS, MARKET AND PREPARE YOUR HOME FOR SALE, AND NEGOTIATE ON YOUR BEHALF. I'M KNOWN FOR BEING DETAIL-ORIENTED, TENACIOUS AND AN ADVOCATE FOR MY CLIENTS. I WOULD LOVE TO WORK WITH YOU!

ABOUT PELLEGO

Pellego is a modern, investor-friendly real estate brokerage. Our free platform provides investment context for on and off market properties. You can type in an address to find renovated comps, renovation guides, and editable flip and rental calculators. Our upgraded accounts for agents and investors take this context to the next level by analyzing every listing on the market as a flip and a rental, so that you can filter listings a suite of investment criteria. Pellego is in parts of Washington, California, and Florida.



WHAT OUR CLIENTS SAY



"My family and I have worked with Jia for several years. She has been an extraordinary agent and an invaluable resource for all our property needs. We've gone to her for guidance, insight, and help when it comes to purchasing a range of properties; primary home, vacation home, and rental property. We have and will continue to recommend Jia to any and all of our friends, family, and acquaintances." - Jason C.

"Jia Tang is a phenomenal agent. She kept me updated on all the best deals in the cities that I was looking to invest. With Jia's connections, pragmatic approach to investing, and overall kind demeanor, it is no wonder that we were able to close on the first property within only a couple months of meeting each other. I can genuinely say that I am very fortunate to have Jia on my team and to also be a part of hers! I look forward to working with Jia for many years to come. -Arya M.



"Jia sold our home over asking price in 2 days! We could no be happier with the results and will recommend her to all of our family and friends." - Blaisdell Family

THANK YOU!

Thank you for trusting me with the purchase of your property. I am honored to represent you and guide you through the process.

My goal is to ensure that you are comfortable every step of the way. Please don't hesitate to call, text or email with any questions or concerns.



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