

BUYER'S GUIDE



HIRE YOUR VIVO REALTOR®

Before you start your home buying journey, the very first step is to meet and hire your VIVO REALTOR®.

Your VIVO REALTOR® will review the following documents with you to help you understand why hiring a REALTOR® is necessary:

- Information About Brokerage Services
- Buyer's Representation
- Example of 1-4 Family Residential Contract
- Example of Third Party Financing Addendum

Once we establish a Buyer Client relationship we will walk you through every step of the process.

We look forward to serving you!



1

PRE-APPROVAL

2

THE TARGET



3

THE SEARCH



4

THE ONE



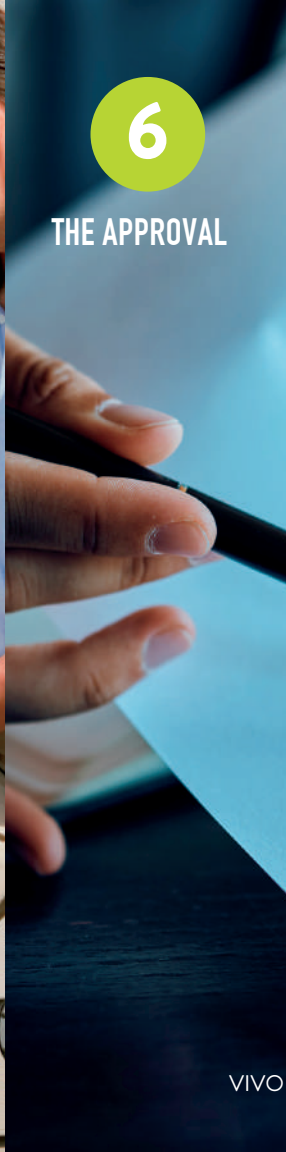
5

THE INSPECTION



6

THE APPROVAL



7

TITLE



8

THE CLOSING



A photograph of three people (two men and one woman) sitting around a wooden table, looking at and pointing to documents. The woman on the left has curly hair and wears glasses. The man in the middle has a beard and is wearing a checkered shirt. The man on the right is wearing a red shirt. A large white text overlay is centered on the image.

1 THE PRE-APPROVAL



GET
APPROVED

To start the pre-approval process we will need to get pre-approved by a lender.

Sellers will require a pre-approval to be submitted with your offer, so it's the first step in the process.

The pre-approval will give you peace of mind knowing what your interest rate, down payment, and payment will be.

Pro-Tip: Obtain your pre-approval *before* you start looking at homes. You want to be offer-ready, so you don't miss out on a home!





2

THE TARGET



BULLSEYE

We are home matchmakers! It's our job to target the best home for your needs.

Here are a few questions to consider before you start your search:

- What does your ideal home look like?
- Why are you looking for a new home?
- What does your ideal location look like?

Once we narrow down what's most important to you in a home, we can begin searching!

#STARTLIVING

3

THE HOME SEARCH





THE HUNT

We will set up your personalized search and send you homes with your desired criteria. Our MLS data is the most accurate data and therefore you will never receive outdated data. This makes us quick to the punch on new listings. The hunt is on!

Pro-Tip: Try to narrow your search as much as possible. Quality over quantity is always the best strategy. As you see listings you like be sure to send them to your agent so they can better understand your favorites.

A young man and woman are smiling and embracing each other in a bright, modern home setting. The man is wearing a plaid shirt and the woman is wearing a pink top. A white rectangular frame is overlaid on the image, containing the text '4 THE ONE'.

4

THE
ONE



FALL IN LOVE

Once we find "the one" we will run a detailed pricing comparison of past solds in the neighborhood and advise on a reasonable offer price. We will then prepare and negotiate the offer on your behalf.

The offer will be negotiated until both parties agree to all terms. We will then execute the contract, and this will start our timeline to closing. You will wire two funds once the contract is executed.

- Option Money: Used to purchase your Option Period.
- Earnest Money: Used a "deposit" for your purchase.



A man with a beard, wearing a blue baseball cap and a blue denim shirt, is shown from the side. He is holding a handheld anemometer (wind speed and temperature meter) against a light-colored wall. The device has a black fan and a digital display showing '08' and '19.3'. A white rectangular box is overlaid on the image, containing the text '5 THE INSPECTION'.

5 THE INSPECTION

THE HOME INSPECTION

After the contract is executed, you will schedule your home inspection during your Option Period. Your TREC Certified Inspector will perform a 52-point home inspection that will detail any deficiencies with the home. We will then negotiate repairs or a price reduction on your behalf if necessary.



#STARTLIVING

6

FINAL APPROVAL

MORTGAGE

APPRAISAL + APPROVAL

When the option period expires you will continue to work with your lender to obtain final approval. The lender will order a home appraisal and once the home meets appraisal value and your loan is fully approved we are on to the next step! Your agent will also walk you through obtaining hazard insurance and a Home Warranty if one was negotiated.





7

TITLE INSURANCE

GET PROTECTED

Title Insurance will give you peace of mind that your title is secure against any liens prior to close.

Once the lender has communicated a clear to close with the title company, they will prepare the final Closing Disclosure, which will tally all closing costs you will need to pay to close on your home.



A man and a woman are smiling and clinking their beer bottles in a toast. The man is on the left, wearing a green shirt, and the woman is on the right, wearing a white shirt. They are both looking at the camera. The background is a blurred indoor setting.

8

THE CLOSING



THE FINALE

We made it! Now that we have reached the finish line, you will close on your home at the title company. Be sure to have your ID prepared and we suggest taking the day off, so you can enjoy the process!

When the transaction funds, the keys are yours and **you're now the owner!**

#STARTLIVING



vivorealty.com