2023

Buyer's Guide

AVOID THE HEADACHES AND
FIND YOUR DREAM HOME

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YOUR DREAM HOME

WRITE DOWN EVERYTHING YOU'RE LOOKING FOR OUT OF THE PERFECT HOUSE! WE'LL USE THIS GUIDE AS A REFERENCE WHILE HELPING YOU FIND YOUR DREAM HOME.

Cities You'd Like To Buy In: _____

Number of Bedrooms: _____

Number of Bathrooms: _____

Preferred Sqft: _____

Maximum Price: _____

School District: _____

When Do You Want To Purchase By: _____

Your Most Important Home Features:

_____

_____

_____

_____

_____

_____

FINDING THE PERFECT AGENT

- Works & negotiates for YOU
- Has access to MLS
- Can schedule and negotiate on your behalf
- Local market expert

CHOOSING THE RIGHT LOAN

- FHA Loans - 3% Down
- Conventional - 5% Down
- USDA - 0% Down
- VA - 0% Down
- Private Lenders - 0% to 50% down

BUYING VS. RENTING

With a booming housing market and a strong economic atmosphere, rental rates have been increasing at an alarming speed. This makes purchasing a home more sensible than renting in our current market conditions.

BUYING FROM A TO Z

- **Step 1:** Find the perfect real estate agent
- **Step 2:** Get pre-approved for a mortgage
- **Step 3:** Your agent will look at the market for availability

- **Step 4:** She/He will then schedule property tours
- **Step 5:** Discuss details with you to place a sound offer
- **Step 6:** Conduct home inspections and appraisals

- **Step 7:** Negotiate repair requests
- **Step 8:** Close on the property
- **Step 9:** Celebrate

READY, SET, MOVE

When your move in date is near, you'll want to make sure to collect the proper information for the home to make your transition as smooth as possible.

Property Address: _____
Electricity Company: _____
Trash Company: _____
Trash Pick-Up Dates: _____
Water Company: _____
Sewage Company: _____
Gas Company: _____
Elementary School: _____
Middle School: _____
High School: _____
Alarm System: _____

Extra Notes:

_____
_____
_____
_____

Carli Lavergne

REAL ESTATE AGENT

CONTACT

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Southeast Texas

Full Circle TEXAS

HELLO

My name is Carli Lavergne and I have lived in Southeast Texas for 28 years. I know my way around Beaumont and ALL surrounding counties. I love helping my clients with the buying process and I have written winning offers for my clients on multiple occasions. I am in constant communication with my buyers, my buyers lender, and the title company. You will never be left in the dark with me as your agent.

SERVICES

- Selling Real Estate
- Buying Real Estate
- New Construction
- Rental and Investment Properties