



# BUYER GUIDE

**HELPING CLIENTS  
ALL OVER THE  
BAY AREA!**

**JOSH UY**  
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# THE *Home* BUYING PROCESS



## **Buyer Consultation:**

- Meet with Josh
- Connect with a lender
- Establish initial housing criteria
- Obtain a preapproval letter



## **Search & Showings**

- Understand current market conditions
- Receive listing alerts from the MLS
- Start visiting properties
- Request disclosure packages & check offer deadlines



## **Offers**

- Analyze comps data together
- Review the contract documents
- Prepare a competitive offer & potential counter offer move
- Negotiate terms of the contract



## **Offer Acceptance**

- Open escrow
- Deposit the earnest money
- Start title search & update preliminary title report



## **Escrow**

- Schedule inspections & review disclosures
- Review inspection reports
- Remove contingencies
- Shop for homeowner's insurance



## **Escrow - Loan Side**

- Submit mortgage application + supporting documents
- Order property appraisal & begin loan processing
- Work with lender to clear conditions (if any)
- Receive loan approval / clear to close



## **Closing**

- Schedule final walkthrough
- Prepare transfer of utilities & mail
- Sign closing documents
- Bring cash to close
- Loan funded & grant deed recorded
- Get your keys & celebrate!

# BUYING WITH JOSH:

- Data Driven Guidance on Local Trends & Market Conditions
- Access to My Home Buyer Resources, Including a Guide to the Purchase Contract Documents
- Assistance in Evaluating Active & Upcoming Listings Based on Your Criteria
- Detailed Analysis of Disclosures & Reports, Highlighting Critical Information
- Access to the Everhome Network, with Opportunities for Off Market Sales
- Help with Brainstorming Potential Remodeling Ideas
- Connect to My Network of Loan Agents, Contractors, Designers, Preferred Vendors, etc
- Project Management for Remodeling/Repairs After the Sale
- (If applicable) Comprehensive Plan for Selling/Renting your Current Home Based on the Purchase





## *Learn* ABOUT ME:

1. Transparent Communicator With Regular Updates
2. Extensive Market Knowledge, Backed By Data
3. Prioritizes Client Interests & Service Above All
4. Tenacious Never Give Up Attitude, But With A Calm Demeanor
5. Expertise In Preparing Homes For Sale, Remodeling Eight Homes
6. Resourceful Problem Solver, Performs Well Under Pressure
7. Not A Salesman - I Am Your Guide, Educator, & Advisor



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