A LITTLE MORE CLARITY

The Home Buyer's *Field Guide*

A grounded starting point for the place you want to call home.



THOUGHTFUL GUIDANCE. HONEST CONVERSATIONS.

East Valley, Arizona

REAL BROKER | Shawna Reeves, Arizona real estate salesperson
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A complimentary East Valley resource

General educational material only. Not legal, financial, tax or lending advice. Confirm current details with licensed professionals.

01 / BEGIN WITH YOUR LIFE

Start with your everyday.

The most helpful search begins before the first showing. Write down the way you want your home to work.

Your everyday rhythm

Which routes and routines matter? Think about errands, work, people you see often, outdoor time, and the part of the week you most want to make easier.

Your comfortable budget

A lender can explain loan options, preapproval and estimated closing costs. Decide what monthly payment and maintenance responsibility feel comfortable for you.

The things worth keeping

Identify your must-haves and the details you would gladly trade away. Square footage is one part of the story; use of space matters more.

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02 / EXPLORE WITH INTENTION

Look past the photos.

A beautiful listing is an invitation to explore. A good decision requires a fuller picture.

Walk the actual space

Consider movement between rooms, natural light, noise, storage, parking, privacy, stairs, shade and the upkeep that comes with each feature.

Compare more than the asking price

Discuss property taxes, insurance, utilities, HOA terms where relevant, repairs and future maintenance with the appropriate professionals.

Understand the transaction

Before an offer, review the purchase terms, financing, earnest money, inspection rights, appraisal questions and closing timeline with your agent and advisors.

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03 / TAKE THESE QUESTIONS

Your next-home notes.

Bring these to a tour or conversation with Shawna. No checklist can replace seeing a specific property in person.

- ☐ What will I use every day in this home?
- ☐ What would be difficult or expensive to change later?
- ☐ What do I need to know about the neighborhood and commute?
- ☐ Which inspection, disclosure and financing questions remain?
- ☐ Does this home support my plans in the next few years?

The next step is a conversation.

Shawna Reeves | Gilbert & Queen Creek, Arizona. Start with what you want from home; we can talk through the details together.

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