

A detailed map of the San Francisco Bay Area, showing major cities, highways, and geographical features. The map is centered on the San Francisco Peninsula and extends to the East Bay and South Bay. Major cities like San Francisco, Oakland, San Jose, and Fremont are clearly labeled. Highways are shown in red and blue, with route numbers. The map also includes various parks, colleges, and landmarks. A dark blue banner is overlaid on the top part of the map, and a white banner is overlaid on the bottom part of the map.

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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