PHENA GUIDRY

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CLIENT WELCOME PACKET

Here's everything you need to know about working with me.



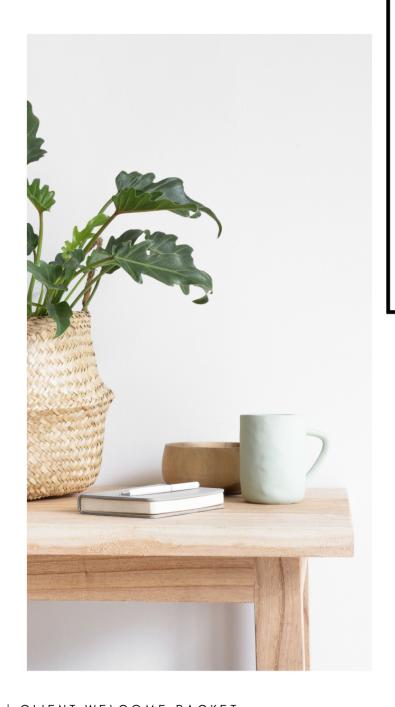
IT'S NICE TO MEET YOU!

I'm so excited to work together.

JUST A FEW THINGS I WANT YOU TO KNOW...

Real estate can be overwhelming and stressful. There are many milestones and numerous parties are involved in buying and selling. Timing and communication are keys to our success.

We will design a personalized action plan for your needs. LET'S DIVE IN!



TIMELINE & MILESTONES

Here's what you can expect & when.

Welcome Meeting

Meet for your buyer consultation, set expectations, connect with a local lender and personalize a plan.

Make an Offer

We will sit down review the home, write the contract and submit.

Closing

We made it! We will meet at the closing table to sign the final documents and exchange the keys! Congratulations!!!

Home Search

This is where we start searching for your new home! Might be quick, or it might take some time.

Inspections & Appraisal

This is a big hurdle. This milestone can make or break the transaction.

Don't panic though! In the words of Marie Forleo, "Everything is Figureoutable!"

PHENA GUIDRY, REALTOR® | CLIENT WELCOME PACKET

LICENSED IN LOUISIANA, KELLER WILLIAMS REALTY LAKE CHARLES
5656 NELSON ROAD, SUITE 2D, LAKE CHARLES, LA 70605
OFFICE: 337-433-1171
EACH OFFICE IS INDEPENDENTLY OWNED & OPERATED

WHAT CAN YOU EXPECT?

My commitment to you.



Do my very best to ensure exceptional service to you.



Act as your fiduciary representative, keeping all personal information confidential. Suggest financing options and refer you to competent lenders.



Assess market value of homes, research comparable sales. Strategize, prepare and negotiate all offers and contract documents providing the maximum investment value for you.



Advise you and assist you in negotiating any inspection issues and remedies. Coordinate closing details and ensure compliance with offer details.



Communicate at a high level. Respond to all your inquiries in a timely fashion.

WHAT I'LL NEED FROM YOU

Your commitment to me.



Be honest and truthful of home desires and needs.



Obtain lender pre-approval at the beginning of the real estate process.



Communicate issues, questions and concerns to me in a timely fashion.



Inform builders, for sale by owners, and other Real Estate Agents at open houses that you are represented by a me, your Realtor. Allow your me, as your Realtor, to contact builders and for sale by owners on your behalf.



Provide any needed documents or information to me in a timely manner.



Tell me about YOU!

Name:

Current Address:

Phone: Email:

Do you: OWN RENT If rent, when is the lease up?

Do you have to sell before buying? YES NO

Tell me about your loan:

Lender/Bank:

Loan Officer Name:

Type of Loan:

Time Frame to Buy:

30 Days or Less 30-60 Days 60 Days-1 year 1 Year +

How do you like to communicate?

Phone Calls Text Messages Email Messenger

READY TO GET GOING?

I want to know what you're looking for!

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WHY DO YOU WANT TO OWN A HOME?

To have a place to raise a family
To be in a specific school district
To have an investment property
Other, please specify
HOME YOU WANT!
ountry) do you want to live in?
e would you consider? but no more than \$
you need to take into consideration (e.g., wan s to be able to walk to school, etc.)?
would you be willing to see? ry2 storyopen floor plan usecondo uctionRanch
e appeals to you most? arytraditional secolonialno preference
would you be willing to do? _A littleNone!

THE LOT

	MUST HAVE	WOULD LIKE TO HAVE
Large yard (1 acre or more)		
Small yard (less than 1 acre)		
Fenced yard		
2 Car Carport		
2 Car Garage		
3 Car Garage		
4+ Car Garage		
Extra parking		
Patio/deck		
Pool / Pond on site		
Pool / Pond in HOA		
Outdoor Kitchen		
Other buildings (barn, shed, e	etc. <u>)</u>	
Special view of what?		

THE INTERIOR

How many bedrooms must yo	ou have? would y	ou like to have?
How many bathrooms do you	ı want?	
How big would you like your l No less than But no i	· •	et)?
What features do you want t	o have in your house?	
	MUST HAVE	WOULD LIKE TO HAVE
Carpet		
Tile / Granite		
Hardwood floors		
Standalone Kitchen island		
Separate dining room		
Formal living room		
Family / Bonus room		
Study / Office		
Separate laundry room		
Fireplace		
Crown molding		

I'M SO EXCITED TO WORK TOGETHER

And I can't wait to get started!

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