

Coldwell Banker Residential Real Estate



H O M E B U Y E R G U I D E



RESIDENTIAL REAL ESTATE

FloridaMoves.com

Steps in the Home-Finding Process

Your Coldwell Banker Residential Real Estate independent sales associate is dedicated to providing you with professional representation and services throughout your entire home search and closing process.

Your associate will:

1. Conduct a consultation to determine your home purchase needs and plan your search process.
2. Review the details of how the home purchase process works and discuss how you will work together to achieve your goals.
3. Recommend and arrange a no-cost, no-obligation mortgage pre-approval with a national mortgage lender, if needed.
4. Research and show you properties that match your specific needs.
5. Prepare a written offer, according to your terms, on the home of your choice.
6. Provide you with a preliminary estimate of closing costs, downpayment and other expenses.
7. Present and offer the contract on your behalf to reach an agreement that's acceptable to you.
8. Manage the entire contract-to-closing process, including completion of all inspections and fulfillment of all contingencies.
9. Notify you of the amounts needed to bring to closing and answer any questions you may have.
10. Provide after-sale follow up to assist you with any post-closing needs.

The Only Source You Need

Your sales associate can provide detailed information on any property currently listed for sale — whether it's listed by Coldwell Banker Residential Real Estate or another real estate company — and arrange an appointment to show you the property at your convenience.

If you see a property online, a “for sale” sign or an ad in the newspaper that interests you, contact your Coldwell Banker Residential Real Estate sales associate for all the details:

- **Listing price**
- **Description**
- **Special features**
- **Financing terms**

Once your sales associate becomes familiar with your housing and financial needs, why go through the process again with someone else? Working with your associate can save you time and take the hassle out of house hunting, and it won't cost you a penny more!

Your Sales Associate

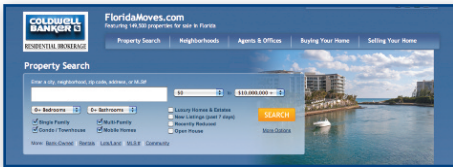
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Home-Finding Needs Worksheet

The more your sales associate knows about what you want and need, the easier it will be to help you find the right home. Take time to complete this worksheet and discuss the results with your sales associate.

Features	Specify Your Preferences	Importance 1 – 5
Price/Range		
<input type="checkbox"/> I Have Been Pre-Approved for a Mortgage	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Price Range for Which I Qualify (min. — max.)	
Exterior		
<input type="checkbox"/> View		1 2 3 4 5
<input type="checkbox"/> Architectural Style		1 2 3 4 5
<input type="checkbox"/> Swimming Pool		1 2 3 4 5
<input type="checkbox"/> Deck/Patio		1 2 3 4 5
<input type="checkbox"/> Garage		1 2 3 4 5
<input type="checkbox"/> Waterfront		1 2 3 4 5
Interior		
<input type="checkbox"/> Floor Plan – Split		1 2 3 4 5
<input type="checkbox"/> Room Sizes		1 2 3 4 5
<input type="checkbox"/> Bedrooms		1 2 3 4 5
<input type="checkbox"/> Bathrooms		1 2 3 4 5
<input type="checkbox"/> Living Room		1 2 3 4 5
<input type="checkbox"/> Family Room		1 2 3 4 5
<input type="checkbox"/> Bonus/Game Room		1 2 3 4 5
<input type="checkbox"/> Dining Room		1 2 3 4 5
<input type="checkbox"/> Kitchen		1 2 3 4 5
<input type="checkbox"/> General Interior Comments		1 2 3 4 5
Community/Location		
<input type="checkbox"/> Convenience to Employment		1 2 3 4 5
<input type="checkbox"/> Convenience to Transportation		1 2 3 4 5
<input type="checkbox"/> Convenience to Shopping		1 2 3 4 5
<input type="checkbox"/> Convenience to Schools		1 2 3 4 5
<input type="checkbox"/> Convenience to Daycare		1 2 3 4 5
<input type="checkbox"/> Nearby Recreational Facilities		1 2 3 4 5
<input type="checkbox"/> Near Police and Fire Protection		1 2 3 4 5
<input type="checkbox"/> Appearance of Properties in Area		1 2 3 4 5
<input type="checkbox"/> House Value Relative to Area		1 2 3 4 5

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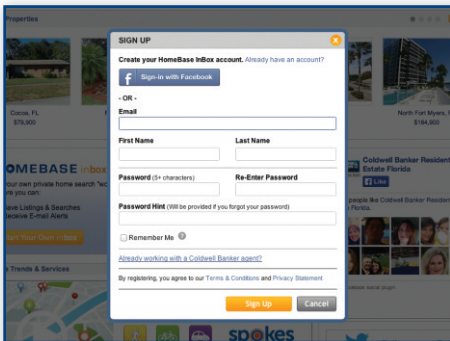
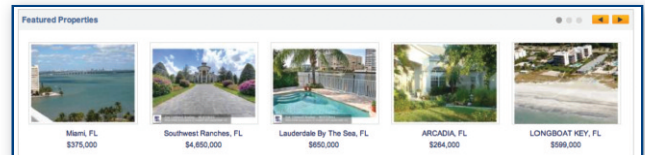


Simplified Property Search

With more than 7.1 million visitors each year, FloridaMoves.com gives buyers the opportunity to search more than 160,000 real estate listings throughout the MLS areas Coldwell Banker Residential Real Estate serves in Florida, in 19 different languages. To make the home search process seamless, consumers can search directly from the home page by city, address or MLS number.

Featured Properties

Select properties in the area in which you are searching will appear for easy access and review.



Sign Up for HomeBase inBox

Register to receive automatic email alerts on properties that match your desired criteria. You'll be notified of new listings, open houses and price changes.

- Save searches
- Save individual listings
- Keep track of recently viewed properties

Community Profile Information

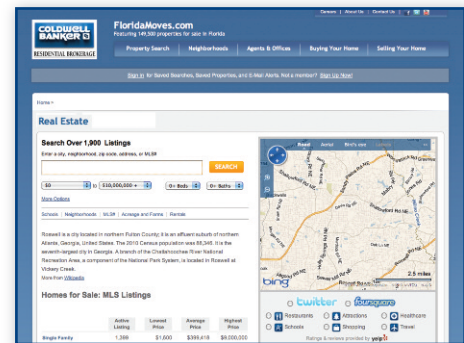
Interactive neighborhood guides show points of interest, schools, restaurants and shopping, plus information from Wikipedia, Onboard, Flickr and the MLS for most cities.



Social Media Features

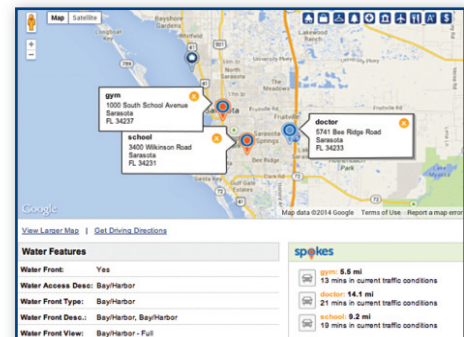
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Search by Travel Time

Enter important places — such as work, school, family and friends — and see the distance plus driving, biking and walking times from each property. It's easy to find a home in the perfect location.



Full-Service Support

Title and Closing Services

If, as a buyer, you are responsible for providing title and closing services for the purchase of your new home, check out the timely and accurate closing services provided by Sunbelt Title Agency, Coldwell Banker Residential Real Estate's affiliated title company.

Sunbelt Title Agency offers complete closing services, including competitively priced title insurance, and will work hand in hand with you and your Coldwell Banker® sales professional to manage and streamline every step of the closing process. Rest assured that with the support and services of Sunbelt Title Agency, your best interests will be protected during a smooth and efficient closing.

Mortgage Services

It is important to confirm your purchasing power prior to beginning your home search by obtaining a mortgage pre-approval. Additionally, many home sellers look more favorably at offers made by pre-approved buyers.

Coldwell Banker Home Loans or Sunbelt Lending Services, Coldwell Banker's affiliated mortgage companies, can provide no-cost, no-obligation mortgage pre-approvals and competitively priced loans.

Home Protection Plan

A home's systems and appliances won't last forever, and breakdowns always seem to happen at the worst possible moment for your pocketbook and your schedule. Home protection plans can provide quick relief from the hassles and expenses of unexpected breakdowns.

A Coldwell Banker Home Protection Plan provides peace of mind and affordable coverage that could save you hundreds of dollars and hours of frustration on covered items.

Consider the Benefits of a Coldwell Banker Home Protection Plan:

SECURITY – Protects against breakdowns for one full year after closing*.

CONVENIENCE – Call toll-free, 24/7, to schedule service through a local network of preferred professional technicians.

COST SAVINGS – Rather than paying the full cost of covered repairs, you pay only a low deductible per service call*.

*Subject to warranty terms. Certain restrictions apply.



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