

# BUYER

*success guide*



 Terry Vehrs

Selling Dreams and Changing Lives



Terry

Hello, I'm Terry Vehrs, a highly successful real estate agent with over 40 years of experience serving the Edmonds, Shoreline and neighboring communities. I take great pride in caring for my clients and putting their needs first.

My specialty lies in expertly guiding buyers through the process of purchasing a homes, and I'm confident in my ability to help you achieve the best possible outcome.

If you're looking for a real estate agent with deep knowledge, extensive experience, and a true passion for their work, then I'm the agent for you.

Let's schedule a conversation soon and see how I can help you!

Let's Get Started Today  
206-799-9500

# HELLO,

Whether you're a homebuyer, a seasoned investor, or a homeowner looking to sell, I am here to leverage my knowledge, negotiation skills, and market insights to ensure your real estate goals are not only met but exceeded. Let's embark on this exciting venture together, turning your real estate dreams into reality!

## CONTACT US



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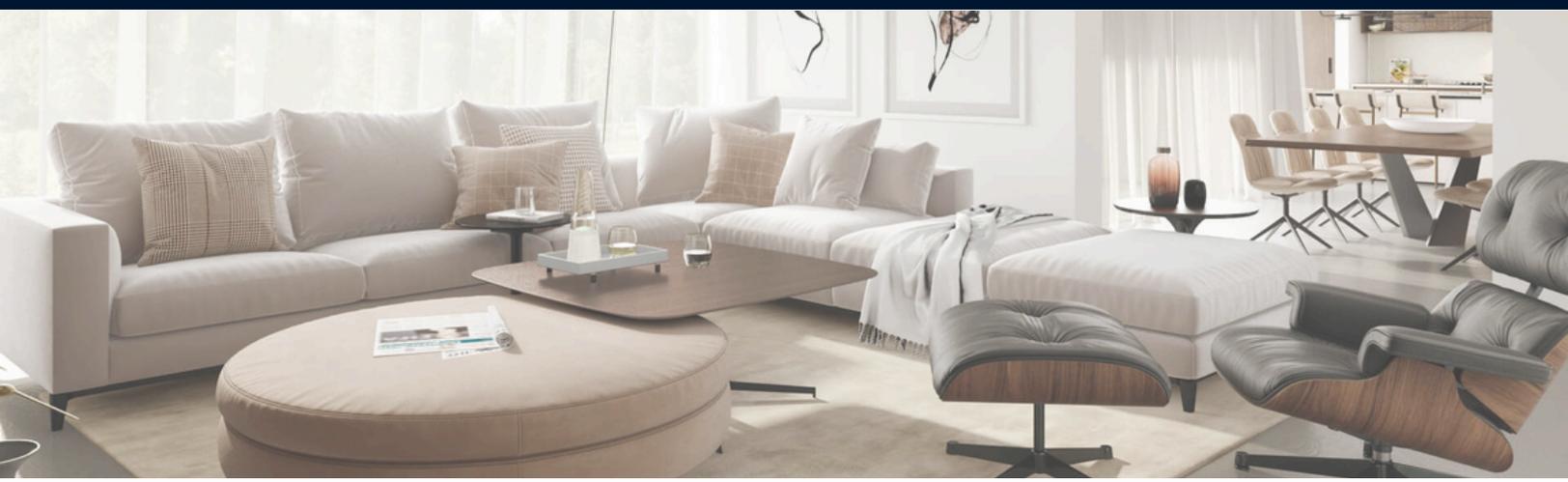


Windermere Real Estate M2, LLC



TerryVehrs.com

BUY WITH CONFIDENCE!



Welcome to an exciting chapter in your life's journey – the quest for the perfect home. As a seasoned real estate agent, I am delighted to extend my warmest greetings and guidance as you embark on this thrilling adventure. In the pages of this Home Buyer's Guide, you will find a wealth of information crafted to ease your path through the intricate world of real estate. Whether you're a first-time buyer with wide-eyed enthusiasm or a seasoned pro seeking your next dream abode, consider this guide your compass to navigate the landscape of possibilities.

In these pages, I've distilled years of experience and market insights to empower you with the knowledge needed to make informed decisions. Purchasing a home is more than a transaction; it's an investment in your future, a haven for your family, and a place where memories will flourish. My commitment is to serve as your trusted advisor, providing you with the tools to turn the key to the home that aligns perfectly with your aspirations and lifestyle.

So, let's embark on this journey together. May the pages of this guide be a valuable resource as you open the door to your next chapter in the place you'll soon call home.

*Terry Velos*

# THE HOME BUYING

# process

*I promise to guide you through every step of the home buying journey with unwavering dedication, ensuring that your experience is not just a transaction, but a seamless transition to the home where your dreams will thrive.*

## 1 DETERMINE YOUR BUDGET

Begin by assessing your financial situation and determining how much you can afford to spend on a home. Consider factors like your income, existing debts, and credit score. This will help you establish a realistic budget for your home purchase.

## 2 MORTGAGE PRE-APPROVAL

Before you start house hunting, it's crucial to get pre-approved for a mortgage. This involves working with a lender to review your financial information and credit history. Pre-approval not only helps you understand your borrowing capacity but also makes your offer more attractive to sellers.

## 3 FIND A REAL ESTATE AGENT

Partnering with a skilled real estate agent can simplify the home buying process. An agent can help you identify properties that meet your criteria, negotiate with sellers, and navigate the complexities of the real estate market. Choose an agent with local expertise and a track record of successful transactions.

## 4 SEARCH FOR YOUR HOME

Begin your search for the perfect home based on your preferences, such as location, size, and amenities. Attend open houses, explore neighborhoods, and consider factors like school districts and proximity to essential services. Your real estate agent will assist you in finding properties that align with your needs.

## 5 OFFER / NEGOTIATIONS

Once you've found a home you love, work with your real estate agent to make a compelling offer. This involves determining a competitive price based on market conditions, as well as negotiating terms and conditions with the seller. Be prepared for a back-and-forth negotiation process until both parties reach an agreement.

## 6 CLOSING PROCESS

The closing process involves finalizing the sale, and it includes several important steps. This includes a home inspection, securing homeowners insurance, and coordinating with a title company to ensure a clear title. Your real estate agent can guide you through the paperwork, ensuring a smooth closing.



# working

# WITH AN AGENT

*While the prospect of navigating the real estate market independently may seem appealing, the complexities and nuances involved make partnering with a knowledgeable and experienced real estate agent a crucial step in ensuring a smooth and successful home buying experience.*

## MARKET EXPERTISE

*Real estate agents are seasoned professionals with in-depth knowledge of local housing markets. They stay abreast of current trends, property values, and emerging neighborhoods, providing invaluable insights that empower buyers to make informed decisions. This expertise is especially beneficial for those unfamiliar with the intricacies of specific areas or seeking a property investment with strong potential for appreciation.*

## STREAMLINED PROPERTY SEARCH

*The vast array of properties available can be overwhelming for homebuyers. Real estate agents act as diligent matchmakers, narrowing down the options based on individual preferences, budget constraints, and lifestyle requirements. This not only saves time but ensures that buyers are presented with choices that align closely with their unique needs.*

## NEGOTIATION PROWESS

*Negotiating the terms of a real estate transaction can be intricate and emotionally charged. Real estate agents bring a level of objectivity and negotiation skill to the table, advocating for their clients' best interests. Whether it's securing a favorable purchase price, negotiating repairs after an inspection, or navigating counteroffers, their expertise is invaluable in achieving an optimal outcome.*

## ACCESS TO RESOURCES

*Real estate transactions involve a multitude of paperwork, legalities, and potential pitfalls. Agents have access to a network of professionals, including mortgage brokers, home inspectors, and real estate attorneys, streamlining the process and ensuring that each aspect is handled with the utmost care and expertise.*

## INVALUABLE GUIDANCE

*From the initial offer to the closing table, the home buying process is rife with complexities. Real estate agents act as trusted guides, explaining each step, clarifying any ambiguities, and ensuring that their clients are well-informed throughout. Their experience allows them to foresee potential issues and proactively address them, minimizing stress for the buyer.*

## POST-PURCHASE SUPPORT

*The relationship between a real estate agent and a homebuyer doesn't end at the closing table. Agents often provide valuable post-purchase support, offering recommendations for local services, providing insight into community resources, and serving as a long-term resource for any questions or concerns that may arise.*

# HOME BUYER QUESTIONNAIRE

*information packet*

Buyer Name: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Preferred Method of Communication:  Phone  E-mail  Text

Home Buying Timeline: \_\_\_\_\_

Pre-Approved Mortgage Amount: \$ \_\_\_\_\_ Down Payment Budget: \$ \_\_\_\_\_

Preferred Property Type:  Single-Family  Multi-Family  Condo  Townhouse

## MUST HAVES

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## DEAL-BREAKERS

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Ideal Number of Bedrooms: \_\_\_\_\_ Ideal Number of Bathrooms: \_\_\_\_\_

# HOME BUYER QUESTIONNAIRE

*information packet*

Preferred neighborhood: \_\_\_\_\_

Preferred school district: \_\_\_\_\_

Commute Requirements: \_\_\_\_\_

## ADDITIONAL *comments*

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# PREPARING YOUR

# finances

1

## EVALUATE YOUR FINANCIAL HEALTH

- Review your income, expenses, and overall financial situation.
- Calculate your debt-to-income ratio (DTI) to assess your ability to handle mortgage payments.

2

## ESTABLISH A BUDGET

- Create a comprehensive budget that includes your monthly income, expenses, and savings goals.
- Identify areas where you can cut expenses to save more for the down payment and closing costs.

3

## CHECK YOUR CREDIT SCORE

- Obtain a copy of your credit report and check your credit score.
- Address any errors on your credit report and take steps to improve your credit score if necessary.

4

## SAVE FOR DOWN PAYMENT

- Determine the amount you need for a down payment based on the type of mortgage you're seeking.
- Start saving early and consider setting up a separate savings account for your home purchase.

5

## EXPLORE MORTGAGE OPTIONS

- Research different types of mortgages and loan programs.
- Get pre-approved for a mortgage to understand how much you can afford and to strengthen your position when making an offer.

6

## UNDERSTAND CLOSING COSTS

- Familiarize yourself with the closing costs associated with buying a home.
- Budget for additional expenses such as home inspections, appraisals, and legal fees.

7

## RESEARCH HOME PRICES & MARKETS

- Research the real estate market in the area where you want to buy.
- Understand the current home prices, market trends, and potential future developments.



# getting PRE-APPROVED

The pre-approval process involves the buyer working closely with a mortgage lender to evaluate their financial standing. This step is crucial for two primary reasons: first, it provides a realistic understanding of their budget by determining the loan amount they qualify for, helping them focus their search on homes within their financial reach. Second, having a pre-approval letter strengthens their position in negotiations with sellers, demonstrating to them that the buyer is a serious and qualified candidate, potentially giving them an edge in a competitive real estate market.

To initiate the pre-approval process, I would assist in selecting a reputable mortgage lender and guide you through the application process, stressing the importance of providing accurate and thorough financial information. Once the lender reviews the application, conducts a credit check, and assesses the buyer's financial health, they issue a pre-approval letter. This letter not only empowers the homebuyer in negotiations but also streamlines the closing process, making it more efficient and less stressful.

# income QUALIFICATIONS

In the context of home buying and mortgage lending, qualifying income refers to the income that is considered by lenders when determining a borrower's eligibility for a mortgage loan. This income is used to calculate the borrower's debt-to-income ratio (DTI), which is a key factor in assessing their ability to repay the loan. Qualifying income typically includes stable and verifiable sources of income such as salary, wages, bonuses, overtime, and, in some cases, certain types of investment income.

On the other hand, non-qualifying income includes sources of money that are not typically considered by lenders when evaluating a borrower's ability to repay a mortgage. Examples of non-qualifying income may include gifts, one-time bonuses, certain types of rental income, or income that is not likely to continue in the future. While these sources of income may contribute to an individual's overall financial picture, they might not be reliable or consistent enough to be factored into the mortgage qualification process.

# NECESSARY

# documents

To get pre-qualified for a mortgage, you typically need to provide certain documents that allow the lender to assess your financial situation. Keep in mind that the specific requirements may vary slightly depending on the lender, but here are common documents that are often requested during the pre-qualification process:

## NEEDED DOCUMENTS

### Proof of Identity

Valid government-issued photo ID, such as a driver's license or passport.

### Proof of Income

Recent pay stubs showing year-to-date earnings.

W-2 forms or tax returns for the past two years.

If self-employed, profit and loss statements and tax returns for the past two years.

### Employment Verification

Contact information for your employer, including name, address, and phone number.

Verification of employment, which may be a recent pay stub or a verification letter from your employer.

### Proof of Assets

Bank statements for the past two to three months for all accounts, including checking, savings, and investment accounts.

Statements for retirement accounts, such as 401(k) or IRAs.

### Credit Information

Authorization for the lender to pull your credit report.

Explanation of any negative items on your credit report, if applicable.

### Debt Information

Information on current debts, including credit cards, car loans, student loans, and any other outstanding loans.

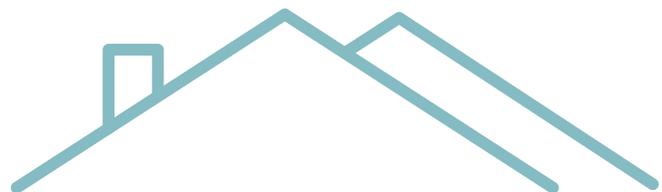
### Other Financial Information

Alimony or child support documentation, if applicable.

Proof of additional income, such as rental income or bonuses.

### Property Information

If you already have a property in mind, you may need to provide details about it.



# TYPES OF MORTGAGE

*loans*

## CONVENTIONAL LOANS

*Standard mortgages not insured or guaranteed by a government agency.*

## FHA (FEDERAL HOUSING ADMINISTRATION)

*Insured by the FHA, these loans often have more lenient qualification criteria, making them suitable for first-time homebuyers.*

## VA (DEPARTMENT OF VETERANS AFFAIRS)

*Available to eligible veterans, active-duty service members, and some surviving spouses, offering favorable terms with no down payment.*

## USDA LOANS

*Backed by the U.S. Department of Agriculture, these loans are designed for homebuyers in eligible rural areas and offer low to no down payment options.*

## FIXED-RATE MORTGAGES

*Loans with a constant interest rate and monthly payments throughout the entire term, typically 15 or 30 years.*

## ADJUSTABLE-RATE MORTGAGES

*Loans with an interest rate that may change periodically, often with an initial fixed-rate period followed by adjustable rates.*

## INTEREST-ONLY MORTGAGES

*Borrowers pay only the interest for a specified period, usually 5-10 years, before converting to principal and interest payments.*

## JUMBO LOANS

*Loans that exceed the conforming loan limits set by Fannie Mae and Freddie Mac, typically used for higher-priced homes.*

## BALLOON MORTGAGES

*Short-term loans with relatively low monthly payments for a fixed period, with a large "balloon" payment due at the end.*

## REVERSE MORTGAGES

*Available to homeowners aged 62 and older, these loans allow seniors to convert home equity into cash, and repayment is typically deferred until the homeowner sells the home or passes away.*

## HOME EQUITY LOANS

*Loans that allow homeowners to borrow against the equity in their homes, often used for major expenses or home improvements.*

## HOME EQUITY LINES OF CREDIT

*Similar to home equity loans, but with a revolving line of credit that can be drawn upon as needed.*

## CONSTRUCTION LOANS

*Short-term loans to finance the construction of a new home, often converted to a traditional mortgage after construction is complete.*

## COMBO/PIGGYBACK LOANS

*Combining a first and second mortgage to avoid private mortgage insurance (PMI) and reduce the down payment.*

# property search

## TIPS AND TRICKS

- **Research Neighborhoods:**
  - Investigate different neighborhoods to find the one that aligns with your lifestyle, preferences, and future plans. Consider factors like schools, amenities, safety, and commute.
- **Stay Open-Minded:**
  - While it's essential to have criteria, be open-minded during the search. You might find a property that meets your needs but may not check every box on your wish list.
- **Utilize Online Resources:**
  - Explore online real estate platforms, apps, and websites. These tools provide a wealth of information on available properties, market trends, and neighborhood data.
- **Attend Open Houses:**
  - Attend open houses to get a feel for different properties and neighborhoods. It's an excellent opportunity to ask questions and gather information.
- **Consider Future Resale Value:**
  - Think about the potential resale value of a property. Even if you plan to stay long-term, it's wise to consider how market trends could impact your investment.
- **Inspect and Assess:**
  - When viewing properties, pay attention to the condition of the home and any necessary repairs. Consider the long-term maintenance and upkeep required.
- **Ask Questions:**
  - Don't hesitate to ask your real estate agent questions about the properties you're interested in. They can provide valuable insights and information.
- **Factor in Additional Costs:**
  - Beyond the purchase price, consider additional costs such as property taxes, homeowners association fees, maintenance, and potential renovation or improvement projects.
- **Be Patient:**
  - Understand that finding the right property can take time. Be patient and trust the process, and don't rush into a decision.

# property search

## TIPS AND TRICKS

- **Negotiate Wisely:**
  - Work closely with your real estate agent to develop a negotiation strategy. Be prepared to negotiate on price, contingencies, and other terms.
- **Review HOA Rules and Regulations:**
  - If the property is part of a homeowners association (HOA), carefully review the rules and regulations to ensure they align with your preferences and lifestyle.
- **Visit the Neighborhood at Different Times:**
  - Visit the neighborhood during different times of the day and week to get a comprehensive understanding of the environment, noise levels, and traffic patterns.
- **Document Your Impressions:**
  - Take notes and pictures during property visits. This will help you remember key details when comparing multiple options.
- **Stay Informed About Market Trends:**
  - Stay updated on local market trends and conditions. Your real estate agent can provide valuable insights into whether it's a buyer's or seller's market.



# THE OFFER MAKING

# process

## STEP ONE

### Determine Your Offer Price

Your real estate agent will help you analyze comparable sales and market conditions to determine a competitive and reasonable offer price.

## STEP TWO

### Review Comparable Sales

Examine recently sold properties in the same neighborhood with similar features to understand the market value of the home you're interested in.

## STEP THREE

### Consider Market Conditions

Understand whether you're in a buyer's market or a seller's market. In a seller's market, where demand exceeds supply, you may need to be more competitive with your offer.

## STEP FOUR

### Include Contingencies

Contingencies are conditions that must be met for the sale to proceed. Common contingencies include a home inspection, financing approval, and appraisal.

## STEP FIVE

### Prepare the Offer Letter

Your real estate agent will draft the offer letter, including details such as the offer price, requested contingencies, and any specific terms or conditions.

## STEP SIX

### Submit the Offer

Once you and your agent have reviewed and finalized the offer, it is submitted to the seller's agent. The seller will then have the option to accept, reject, or counter the offer.

## STEP SEVEN

### Negotiate Terms

Negotiations may occur between you and the seller, involving adjustments to the offer price, closing date, or other terms. Your real estate agent will play a crucial role in this process.





# *elements of a* **COMPETITIVE OFFER**

- ✔ **COMPETITIVE & FAIR OFFER PRICE**
- ✔ **EARNEST MONEY DEPOSIT**
- ✔ **PRE-APPROVAL LETTER**
- ✔ **FAST CLOSING TIMELINE**
- ✔ **FLEXIBILITY ON CLOSING COSTS**
- ✔ **ESCALATION CLAUSE**
- ✔ **PERSONALIZED OFFER LETTER**
- ✔ **FLEXIBLE CONTINGENCIES**
- ✔ **WAIVING CERTAIN CONTINGENCIES**
- ✔ **OFFER TERMS & CONDITIONS**
- ✔ **RESPECTFUL COMMUNICATION**
- ✔ **STRONG NEGOTIATION STRATEGY**
- ✔ **UNDERSTANDING SELLER MOTIVES**

# NEGOTIATION

# strategies

- **Market Analysis and Pricing Strategy:**
  - Conduct a thorough market analysis to determine the fair market value of the property. Develop a pricing strategy that positions the offer competitively while aligning with the buyer's budget.
- **Understanding Seller Motivations:**
  - Gather information about the seller's motivations for selling, timeline, and any specific needs they may have. Tailor the negotiation strategy to align with the seller's goals.
- **Strong Initial Offer:**
  - Presenting a strong initial offer can set a positive tone for negotiations. This may involve offering a competitive price, a significant earnest money deposit, or favorable terms.
- **Effective Communication:**
  - Establish open and respectful communication with the listing agent. Clear and transparent communication can foster a cooperative atmosphere during negotiations.
- **Building Rapport:**
  - Building a positive relationship with the listing agent and the seller can be advantageous. A good rapport can create a sense of trust and facilitate smoother negotiations.
- **Negotiating Contingencies:**
  - Skillfully negotiate contingencies, such as the home inspection and financing contingencies. Balancing buyer protection with the seller's concerns is crucial for successful negotiations.
- **Understanding Seller's Pain Points:**
  - Identify any specific concerns or pain points the seller may have. Addressing these concerns in the offer or negotiation process can increase the likelihood of acceptance.
- **Flexibility and Creativity:**
  - Be flexible and creative in crafting the offer. This may involve proposing unique terms, accommodating the seller's preferences, or finding alternative solutions to potential obstacles.
- **Highlighting Buyer Strengths:**
  - Emphasize the strengths of the buyer, such as their pre-approval status, financial stability, or flexibility with the closing timeline. This can make the offer more appealing to the seller.

# NEGOTIATION

# strategies

- **Negotiating Repairs:**
  - After a home inspection, negotiate repairs or credits based on the inspection report. Prioritize essential repairs and approach negotiations with solutions rather than demands.
- **Leveraging Market Conditions:**
  - Leverage current market conditions to strengthen the negotiation position. In a buyer's market, there may be more room for negotiation on price and terms.
- **Escalation Clause:**
  - Include an escalation clause in the offer, allowing the buyer's offer to automatically increase if competing offers are received, up to a specified maximum.
- **Timing and Patience:**
  - Consider the timing of the offer and be patient during negotiations. Strategic timing can sometimes work in the buyer's favor.
- **Walk-Away Power:**
  - Demonstrate a willingness to walk away from the deal if negotiations reach an impasse. This gives the buyer leverage and signals seriousness about the desired terms.
- **Leveraging Professional Network:**
  - Utilize professional networks and relationships to gather information about the seller's motivations and potential flexibility in negotiations.





# appraisal process

*A home appraisal is a professional assessment conducted by a licensed appraiser to determine the fair market value of a property.*

## SCENARIO 1

### Home Appraisal Above Offer Price:

The home appraisal comes in above the buyer's offered price, indicating that the property's appraised value is higher than what the buyer agreed to pay. In this case, the buyer may feel reassured about the equity in their purchase and can proceed with the transaction without major concerns. The lender is likely to be comfortable with the loan amount, and the sale can proceed smoothly.

## SCENARIO 2

### Home Appraisal Below Offer Price:

In this scenario, the home appraisal returns with a value below the buyer's offered price, signaling that the property is appraised at a lower market value. This situation can pose challenges, as the buyer's lender may be hesitant to approve a loan amount that exceeds the appraised value. The buyer and seller may need to renegotiate the purchase price, with the buyer potentially needing to bring additional funds to meet the lender's requirements, or the parties may explore other solutions such as reevaluating the terms of the sale.

# understanding the HOME INSPECTION

A home inspection is a thorough examination of a property's condition conducted by a qualified inspector. During this process, various aspects of the home, including its structural integrity, electrical systems, plumbing, HVAC, and overall safety features, are assessed to identify any potential issues or needed repairs. The inspection provides valuable information to the buyer about the property's condition, helping them make informed decisions and negotiate with the seller based on the findings.





# OVERVIEW OF THE *escrow process*

- **Opening Escrow:**

- Once the buyer and seller have a mutually accepted purchase agreement, the escrow process is initiated. The buyer's initial deposit, often referred to as earnest money, is submitted to an independent third party known as the escrow agent.

- **Escrow Instructions:**

- The escrow agent receives instructions from both the buyer and seller, outlining the conditions that must be met for the transaction to proceed. These instructions include contingencies, timelines, and specific details regarding the sale.

- **Title Search and Preliminary Report:**

- The escrow agent works with a title company to conduct a title search on the property. A preliminary title report is provided to the parties, outlining any existing liens, encumbrances, or other issues that may affect the property's title.

- **Inspections and Contingencies:**

- The buyer typically has a specified period to conduct inspections and address any contingencies outlined in the purchase agreement. This may include a home inspection, pest inspection, or other assessments.

- **Loan Approval:**

- If the buyer is obtaining financing, the lender works through the loan approval process during escrow. The lender may require additional documentation from the buyer and conduct an appraisal of the property.

- **Addressing Contingencies:**

- Based on inspection results, the buyer may request repairs or negotiate changes to the terms of the sale. The seller has the option to agree to these requests, deny them, or propose alternatives. The resolution of contingencies is a key aspect of the escrow period.

- **Finalizing Financing:**

- The buyer's lender finalizes the loan details, ensuring that all conditions for loan approval are met. The lender coordinates with the escrow agent to prepare the necessary loan documents.

- **Signing Documents:**

- Both the buyer and seller sign the required documents, including the closing documents and the deed. The escrow agent ensures that all parties have fulfilled their obligations before proceeding.



# OVERVIEW OF THE *escrow process*

- **Closing Funds:**
  - The buyer provides the remaining funds needed to complete the purchase. This may include the down payment, closing costs, and any other agreed-upon expenses.
- **Distribution of Funds:**
  - The escrow agent ensures that all funds are in place before officially closing the escrow. Once confirmed, the agent distributes the funds to the appropriate parties, including the seller, real estate agents, and any third parties involved.
- **Recording the Deed:**
  - After all documents are signed and funds are distributed, the deed is recorded with the county recorder's office. This legalizes the transfer of ownership from the seller to the buyer.
- **Closing Escrow:**
  - The escrow process concludes when all conditions are met, and the transaction is officially closed. The parties receive confirmation, and the buyer takes possession of the property.



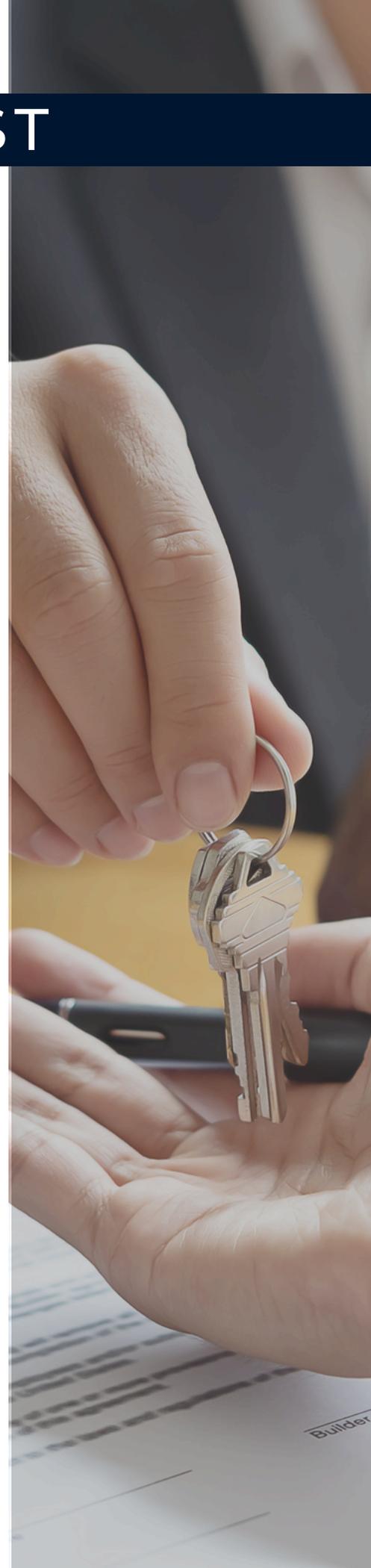
# understanding CLOSING COSTS

- **Loan Origination Fee:**
  - This fee is charged by the lender for processing and underwriting the mortgage. It's typically a percentage of the loan amount.
- **Appraisal Fee:**
  - Lenders often require an appraisal to assess the property's value. The buyer is typically responsible for covering this cost.
- **Credit Report Fee:**
  - Lenders pull a credit report to evaluate the buyer's creditworthiness. The cost of obtaining this report is usually passed on to the buyer.
- **Home Inspection Fee:**
  - While the home inspection itself is optional, many buyers choose to have one done. The inspection fee is paid to a professional inspector to assess the property's condition.
- **Attorney Fees:**
  - In some states, it's customary to have an attorney involved in the closing process. Buyers may need to cover attorney fees for legal services related to the transaction.
- **Title Search and Title Insurance:**
  - The title search ensures that the property has a clear title, and title insurance protects the buyer and lender against potential defects in the title. Both the search and insurance come with associated costs.
- **Escrow and Prepaid Items:**
  - Buyers often need to prepay certain items, such as property taxes, homeowners insurance, and mortgage interest. These funds are placed in an escrow account to cover future payments.
- **Recording Fees:**
  - These fees are charged by the local government for recording the property sale and updating public records.
- **Transfer Taxes:**
  - Some areas impose transfer taxes, which are fees for transferring ownership of the property from the seller to the buyer.
- **Survey Fee:**
  - A survey may be required to determine the property boundaries and ensure there are no encroachments. The buyer typically covers the survey fee.
- **Courier or Wire Fees:**
  - These fees cover the cost of sending documents, particularly if funds are being wired for the transaction.
- **Mortgage Insurance Premiums:**
  - If the down payment is less than 20%, the buyer may need to pay private mortgage insurance (PMI), and this cost is often due at closing.
- **Reserve Funds:**
  - Some lenders may require buyers to establish reserve funds in the form of prepaid interest or additional escrow funds.

# *closing* CHECKLIST

- ✓ REVIEW CLOSING DISCLOSURE
- ✓ SCHEDULE A FINAL WALK-THROUGH
- ✓ SECURE HOMEOWNERS INSURANCE
- ✓ FINALIZE MORTGAGE FINANCING
- ✓ BRING NECESSARY DOCUMENTATION
- ✓ UNDERSTAND CLOSING COSTS
- ✓ ATTEND THE CLOSING MEETING
- ✓ REVIEW DOCUMENTS
- ✓ SIGN DOCUMENTS
- ✓ BRING CERTIFIED FUNDS
- ✓ RECORDATION OF DOCUMENTS
- ✓ RECEIVE KEYS AND ACCESS
- ✓ KEEP CLOSING DOCUMENTS SECURE
- ✓ UPDATE CONTACT INFORMATION
- ✓ CELEBRATE YOUR NEW HOME

*you did it!*



# CLIENT

# Testimonials

Kind words from happy clients



### Unrivaled in Customer Service

Terry and his team were wonderful. They guided us through the selling process: from pricing our home competitively, suggestions for staging, and keep us informed all the way through closing. They are unrivaled in customer service, professionalism, and expertise.  
Melanie S.



### Extremely Professional, Direct, Knowledgeable

I have Always found Terry Extremely Professional, direct, very knowledgeable of the real estate market!! Terry's knowledge and empathy for both sides of the sale was very impressive!! He was able to bring a challenging transaction to fruition Terry is the BEST Choice!!  
Frank D.



### Knows How to Get a Deal Done

Terry has sold a residence for me, assisted me in the purchase of a residence and has been of assistance to clients of mine in the same regard. He is responsive, he knows the market and knows how to efficiently get a deal done.  
John L.



### Got us a Strong Offer

Terry was great! Our home had been listed with another agency and had not gotten a single offer. When our contract ended, we did our research, and found Terry. In a slowing market, he helped us get our home market ready, and got us a strong offer. Then he helped us find a great new home to buy. We highly recommend Terry and his entire team!

Charles and Erin B.



### Professional and Comprehensive

Terry did a great job with the recent selling of my \$2,000,000 estate in Woodway. He spent the time and financial resources to put together a professional and comprehensive marketing plan with magazine quality hand outs to give to prospective purchasers. He aggressively marketed the property and got us a great offer right away. I would strongly recommend Terry if you are looking to sell your home.  
Kurt D.



### Outstanding

Terry sold several single family houses in the Edmonds area for us over the course of two years. He did an outstanding job attracting the right buyers and then negotiated the price up when multiple buyers were interested. The results were outstanding.  
Jeff D.



I have dedicated 40+ years to providing my clients with extraordinary service while helping them discover and fulfill their dreams and goals. Whatever your situation, I am committed to providing you with exemplary marketing, negotiation skills, and the experience needed to obtain your dreams too.

### **Experienced. Effective. Essential.**

Here are a few reasons why I stand apart from the average Real Estate Agent:

- Celebrating 2,400+ homes sold and \$2.0+ Billion in closed sales; I am one of the top Real Estate Agents in the greater-Seattle area.
- 48 home buyers and sellers helped in 2025 with an average sales price of \$1,496,844 and 42 helped in 2024 with an average sales price of just over \$1,259,135. The average agent sells 3 homes a year.
- I look out for your best interests and recognize that your home is one of your largest assets. Your goals are my #1 priority.
- Great communication from start to finish.

*Selling Dreams and Changing Lives*



My husband and I absolutely loved working with Terry! Not only was he professional and prompt, but he went out of his way to make sure we were well taken care of throughout our home buying process. After purchasing our home Terry made sure we were connected to the right people to make our homes vision come to life. Cannot recommend him enough. Natalie R.

# SOLD

*a home buyer's guide*



  
Windermere  
REAL ESTATE



*Terry Vehrs*

**MANAGING BROKER**