



STEP GUIDE TO HOME OWNERSHIP

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REAL ESTATE IS NOT JUST ABOUT
BUYING AND SELLING HOUSES; IT'S
ABOUT CREATING HOMES, BUILDING
COMMUNITIES, AND SHAPING THE
LANDSCAPE OF DREAMS

INTRODUCTION

You're Ready. Congratulations. Arm yourself to embark on the exciting journey of homeownership with this step-by-step guide. From assessing your credit score to closing the deal, this comprehensive roadmap ensures you're well-prepared for the rewarding experience of becoming a homeowner.



01

CHECK YOUR CREDIT SCORE

Ensure a solid start by aiming for a 580 credit score for FHA, or 620-640 and above for VA, USDA Rural Development, and Conventional loans. Your credit score is the foundation of your homeownership journey.



02

DETERMINE AFFORDABILITY

Calculate your budget, considering down payment and closing costs. Being financially prepared ensures a smoother transition to homeownership.

03

GET PREAPPROVED FOR A MORTGAGE

Choose a lender and secure preapproval. This step empowers you with a clear understanding of your budget and enhances your position when making an offer.





04

FIND A REAL ESTATE AGENT

Partner with a knowledgeable real estate agent who will guide you through the home-buying process, offering expertise and support.

05

START THE HOME SEARCH PROCESS

Explore available homes that align with your preferences and budget. Your real estate agent will assist you in finding properties that match your criteria.



06

MAKE AN OFFER

Confidently submit offers on properties that meet your criteria. Your real estate agent will help navigate negotiations and secure the best deal.



07

HOME INSPECTION AND APPRAISAL

Ensure the property's condition with a thorough home inspection and appraisal. These steps provide essential insights before finalizing the purchase.



08

PURCHASE HOMEOWNERS INSURANCE

Protect your investment by securing homeowners insurance. This step is crucial for financial security and peace of mind.

09

FINAL WALKTHROUGH

Conduct a final walkthrough to confirm that the property meets your expectations before closing the deal.





10

CLOSE ON YOUR NEW HOME

Celebrate the culmination of your journey by completing the closing process. This step officially makes you a homeowner.

Follow these ten steps, and you'll be well-prepared to navigate the path to homeownership successfully. Congratulations on taking the first steps toward owning your dream home!

DEDICATION

To my dearest husband, whose unwavering love and support light up my life; to my three incredible daughters, your unconditional love, laughter, and strength inspire me daily; to my cherished grandchildren, you bring boundless joy, and hope for the future.

To my beloved mother, father, brothers and sisters, your wisdom and warmth have shaped the person I am today; to my nephews and nieces, your companionship is a treasure beyond words.

To my extended family, your presence adds richness to my journey; to friends, old and new, your camaraderie has been a source of strength; to mentors, your guidance has been a guiding light.

To my peers, thank you for the shared challenges and triumphs; collectively, you are the tapestry of my life.

With heartfelt appreciation,

Erika Franklin

Principal Broker
Lux Real Estate Group

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REAL ESTATE IS ABOUT MORE
THAN SQUARE FOOTAGE; IT'S
ABOUT FINDING THE CANVAS
WHERE FAMILIES PAINT THEIR
FUTURES

CRAFTING LUXURY, DELIVERING DREAMS