



Buyer Guide

North Texas real estate, guided by Jenny Jun.

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W e l c o m e

Thank you for the opportunity to guide you through the purchase of your home. I know this isn't just a financial decision, it's often tied to memories, milestones, and big life changes. That's why I approach every purchase with both strategy and care.

This Buyer Guide is designed to give you a clear picture of what to expect, how we'll find your dream property, negotiate the best price, and handle each step with transparency and focus.

You can count on me to manage the details, protect your interests, and deliver a result that reflects your expectations. I'm looking forward to working together and making this next chapter as smooth and successful as possible.

Warm regards,

Jenny Jun

Jenny Jun
Jun Residential Group

Preparing to Buy

1. DEFINE YOUR PRIORITIES

Clarify your must-haves, nice-to-haves, and non-negotiables so we can focus only on homes that truly fit your needs and lifestyle.



2. FINANCIAL READINESS

Secure a mortgage pre-approval, confirm your budget, and understand your monthly comfort zone before we start viewing.



3. MARKET AWARENESS

Review recent sales and current listings to understand pricing, competition, and realistic expectations in your target areas.



4. TIMING & FLEXIBILITY

Be prepared to view homes on short notice and move quickly to secure your dream property.



5. DUE DILIGENCE PREP

Understand inspections, HOA documents and the resale certificate, and the seller's disclosure so you feel confident evaluating properties.



6. OFFER ALIGNMENT

Discuss offer structure, conditions, and negotiation approach in advance so we can act decisively.



Buying Process

CONSULTATION

1.

First meeting.

Define goals, budget, and timing. Establishes clear criteria and direction.

PREPARATION

2.

Get pre-approved and ready, often while you start looking.

Confirm financial readiness and buyer positioning. Ensures you're ready to act confidently.

PROPERTY SEARCH

3.

This is the long part, and it's usually what stretches the timeline.

Identify on and off-market opportunities aligned with value, lifestyle, and fit.

EVALUATION & NEGOTIATION

4.

Once you find the house, typically days to a couple of weeks, including the option period.

Assess properties, inspections, and offer strategy. Protects your position and negotiating leverage.

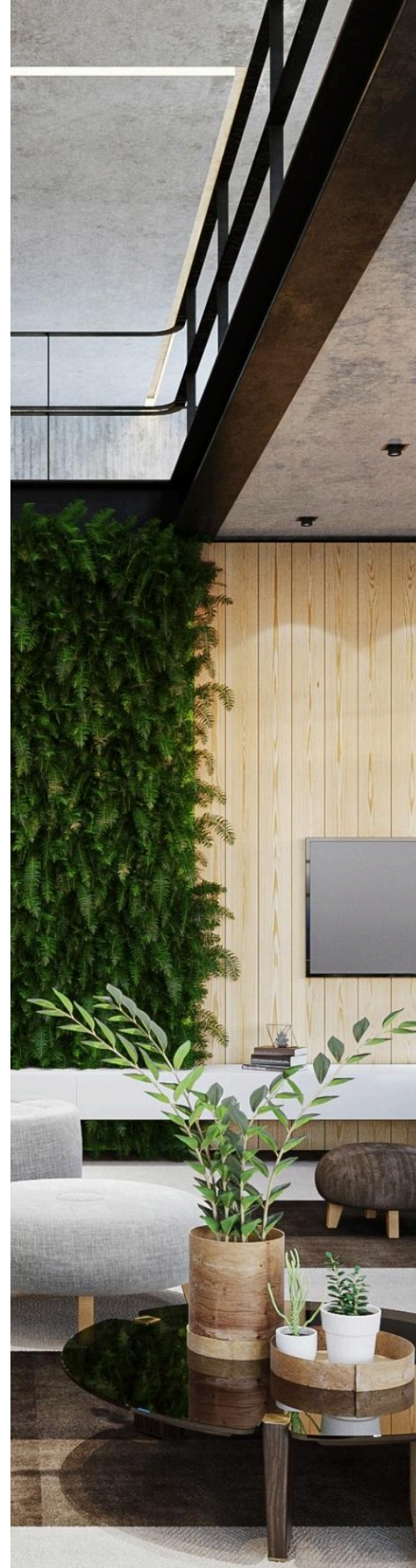
CONTRACT & CLOSING

5.

About 30 days after the contract on a typical loan.

Guide you through contracts and closing steps. Ensures a smooth, controlled path to ownership.

From our first meeting to keys, plan on about 3 months. Some buyers move faster, and a longer search is normal.





Offer Strategy

Price gets the attention. It isn't the only thing a seller is choosing.

A strong offer is the whole package. The price, and a few terms that tell the seller how simple and how sure the sale will be.



TERMS THAT MATTER AS MUCH AS PRICE

- **Closing date.** Some sellers need a fast close. Others need more time.
- **Financing.** A solid pre-approval, or cash, can matter as much as the number.
- **Earnest money and the option fee.** These show you're serious. The option period is your time to inspect and still walk away.
- **Contingencies.** Things like the appraisal, repairs, or needing to sell another house can make an offer harder or easier for a seller to take.



Before you write an offer, we'll decide which of these you're willing to flex. You don't have to give on everything.

Let's Get Started

You're All Set — What's Next?

- **Review This Buyer Guide:** Take a few minutes to read through the key steps and information so you feel clear and confident moving forward.
- **Confirm Contact Details:** Let us know your preferred communication method so we can keep you informed quickly and efficiently.
- **Refine Your Search:** If you have any final preferences, priorities, or questions about neighborhoods, timing, or budget, please ask.
- **Next Steps:** When you're ready, we'll outline viewing plans and schedule the next phase of your home search.

If you have any questions, feel free to reach out by phone or email, we're here to help.



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