



SCHWINGSTATE'S BUYERS GUIDE TO *Landing Your Home*

... DURING SAFER-AT-HOME RESTRICTIONS



GET APPROVED WITH AN EXCELLENT LOCAL LENDER

While this is always the first smart step in the home buying process, under Safer-at-Home be aware that many Sellers will not approve in-person showings without submitting pre-approval or proof of funds in advance. Without a pre-approval in hand, anticipate that your home search will have to stay on-line with virtual tours.

GETTING THROUGH THE PAPERWORK ...

If you are planning to buy during Safer-at-Home, there are **3 sets of documents** we need to have in place. We will discuss all before you sign and answer any questions you have.

1

WHAT: Covid-19 Disclosures
WHEN: Before any showing can occur
Information about the pandemic and safety precautions required during showings.



2

WHAT: Brokerage Disclosures
WHEN: Anytime during your home search
Standard disclosures that provide helpful information. I'll provide PDFs of them early so you can read thoroughly, at your leisure.



3

WHAT: Exclusive Right-to-Buy
WHEN: Before I can write an offer to purchase
The contract that hires me as your Broker! It lets me represent you, prepare an offer, and create other other documents while you are under contract.



RESEARCH, RESEARCH, RESEARCH!

While showings are allowed in most places under Safer-at-Home, they are reserved for serious, prepared Buyers likely to write an offer. It is expected that Buyers have carefully and thoroughly researched the home, including all photos / tours before requesting a showing.

Prepare to Tour ... Responsibly

Buyers and Sellers are cooperating under Safer-at-Home direction from state and local municipalities, respecting the shortage of PPE in the state, and creating as touch-less an experience as possible inside the home. Here's how you can help:

- Arrive at the property on time, in your own car
- Bring your own mask and sanitary gloves
- Print information you need before you arrive
- Have pen and paper to capture notes and questions
- Don't touch any surface you don't have to
- Complete your tour quickly, in 30 mins or less
- Don't leave anything behind



WORKING TOGETHER ... we can create tools to find homes right for you, and tour places of significant interest carefully following recommended safety guidelines.

BEING PREPARED ... we will be in great shape to land your perfect home during this challenging time, and take advantage of historically low interest rates you'll be glad you locked into later.