

HAILEY CHEUNG REALTY

BUYER'S GUIDE

(626) 686-7088 | www.HaileyCheung.com

Whether you're looking for your first home, your dream home, or an investment property, we're committed to providing what you want in high-quality buyer services that are comprehensive.

Let's meet together in a Buyer Consultation to get to know each other!

01

LET'S MEET IN PERSON TO DISCUSS YOUR GOALS

During our meeting, we'll concur on what you want and need in a home.

We'll break down ALL of the key points you need to consider, from money to moving, and get you on your happy way to owning your own lovely place (Doesn't that sound terrific?).





02

PRE-APPROVAL

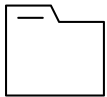
Pre-approval means the lender has fully screened you and lets you know how much the bank has committed to lend you for a home. This is why it's crucial to be pre-approved for the mortgage before seriously looking at homes.

We introduce you to all our in-house mortgage partners who will eagerly assist you in determining your buying price range and cost.

03

DOCUMENTS NEEDED FOR PRE-APPROVAL

PROOF OF EMPLOYMENT



Past 2 Years W2s and Tax Returns



Copy of California Driver's License



Paystubs for Past 30 Days



Bank Statements of Last 2 Months

PROOF FO SELF-EMPLOYMENT

Past 2 Years' Personal/Corporate Tax Returns/W2s and 1099s

Copy of California Driver's License

Paystubs for Past 30 Days (If you're paying a salary to yourself)

Bank Statements of Last 2 Months

04

CUSTOMIZED PROPERTY ALERTS THAT ARE CRITERIA-BASED FOR YOU

We send you listing notifications based on what you seek, want and need in a home. You can make sure to save your favorites and let us know when you want a scheduled showing from us.





05

**WE SCHEDULE
SHOWINGS AND
ATTEND OPEN
HOUSES WITH YOU**

Your homebuying process has only just begun!

We help schedule the showings you like from our property alerts. We accompany you to all the showings and open houses, and together we brainstorm and discuss which buying strategies fit you best to buy the home you love.

06

WE FIND THE HOUSE YOU LIKE AND SUBMIT A WISE OFFER

One of the first things you need to know about hiring a buyer's agent is not going to cost you a thing!

When you're ready to submit an offer, our team contacts the seller and presents your offer to them.

We walk you through each step and every possibility before submitting your offer and upon receiving any counteroffer.



07

ACCEPTANCE, OPENING AN ESCROW, INSPECTION & APPRAISAL

Once you've signed a contract, you the parties enter into escrow and the home goes through inspection and appraisal phase.

The inspection ensures that everything inside the house is satisfactorily functioning properly and is devoid of any major issues, while the appraisal ensures the offered price matches the condition and market of said property. We've got you covered during the entire homebuying process, from start to finish, because you're in the best loyal hands.





08

CLOSE ESCROW & GET THE KEYS

It's time to boogie, baby! Time to close the deal-io on your dream home and grab your new keys! This final process includes signing the final paperwork, removing final loan/closing conditions, and depositing the remaining down payment to escrow. It's a wrap!



09

CELEBRATION!

You got your keys,
now it's time to
celebrate!