



YOUR GUIDE TO

home

[STREETLIGHTREALTORS.COM](https://www.streetlightrealtors.com)



TEAM M.V.E

Realtors

a little about us...

We are a team of dedicated real estate agents serving the Greater Miami Valley Area. Bringing various skillsets we have all learned from our prior backgrounds we work as a team to better serve our clients. Team MVE was founded by Jonas Helbert and Katie Masters... Jonas comes from a background in mortgage lending and as a realtor. Katie has years of experience in customer service and together they have been in real estate since 2016. Since then Team MVE has helped over 400+ people buy or sell real estate.

let's connect



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MEET OUR **team**



Katie Masters

REALTOR

Hi, I am Katie Masters, a REALTOR at Streetlight Realty. I became a real estate agent to help clients achieve their home goals, and provide a stable life for my family.



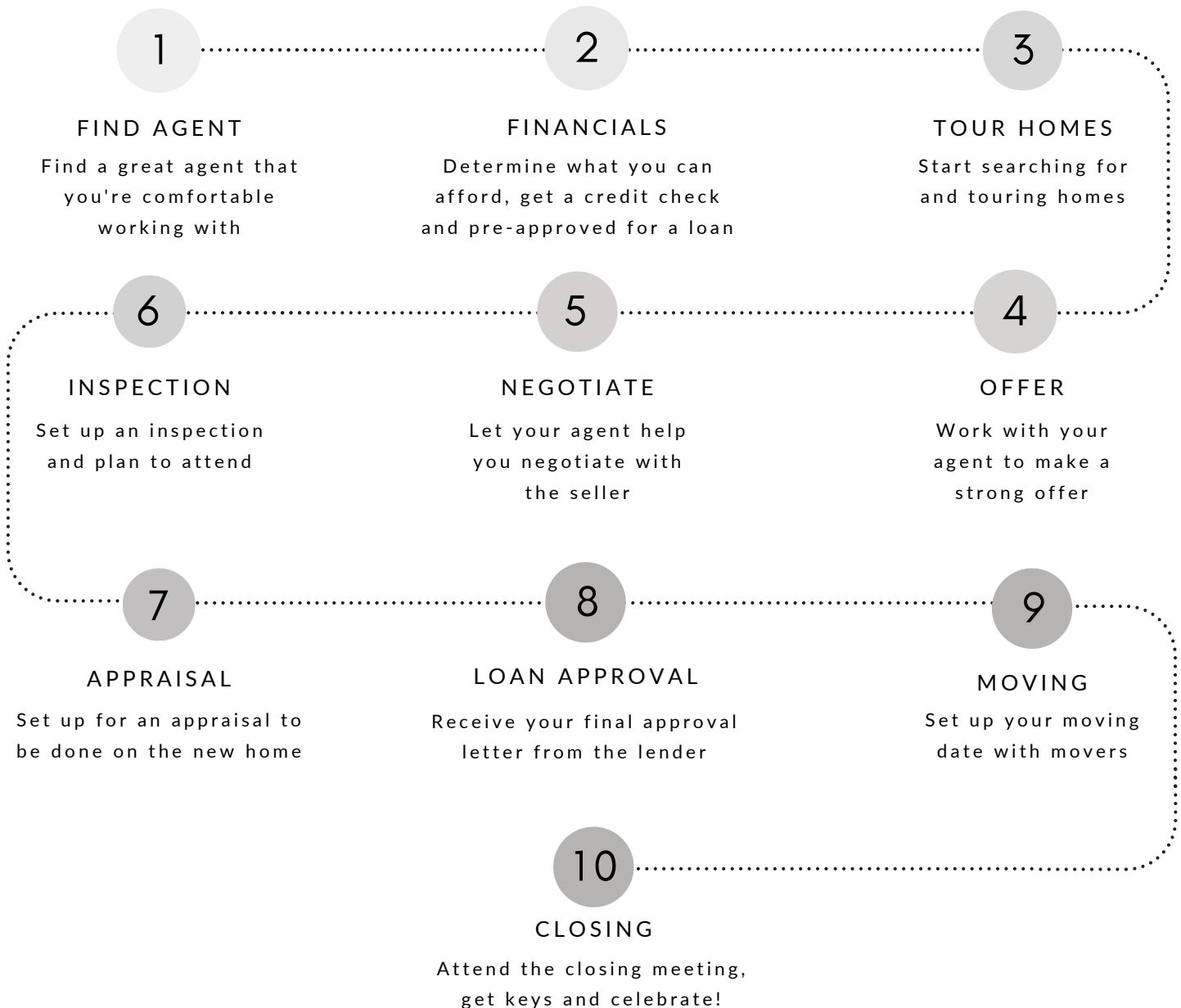
Jonas Helbert

REALTOR

Hi I am Jonas Helbert, the broker and owner of Streetlight Realty. I became a real estate agent to have a more flexible schedule. I became a broker to help other agents achieve their goals as well!

HOME BUYER'S Roadmap

Use this roadmap as a quick overview of the buying process. If you have any questions, please reach out to your realtor!



REAL ESTATE **Terms**

PRE-APPROVAL

A pre-approval is a preliminary evaluation conducted by the lender to show that the buyer has the funds to purchase up to a certain amount. This is extremely helpful when you find a home you're ready to put an offer on.

OFFER

An agreement between a buyer and a seller to purchase a piece of real estate. This is sometimes referred to as a sales contract.

CONTINGENCY

When an offer is accepted by the seller, but there are certain conditions that must be met before the sale is final.

CLOSING COST

The fees that are paid at the end of the purchase by either the buyer, seller or both. These include taxes, insurance and lender expenses.

EARNEST MONEY

Also known as "good faith" money, this is money put up by the buyer into a trust or escrow account. This action shows the buyer is serious about purchasing the home.

TITLE SEARCH

A title search proves that the property is, in fact, owned by the seller. You can also purchase title insurance to make that no issues that arise later.

APPRAISAL

The appraisal is the value given to a property based on comparable properties that have recently sold. This is typically required by the lender in order to decide if the requested loan amount is in alignment with the value of the property.

HOME INSPECTION

An inspection is a professional examination of the property's condition. Your agent can recommend a qualified home inspector for you.

DISCLOSURES

All seller's are required to fill out a property disclosure stating what they know about the property - good or bad.

CLOSING

This is the final step of your real estate transaction. At closing the funds from the buyer are provided to the seller and the buyer receives the keys. This process typically takes an hour.



REAL ESTATE IS AN
IMPERISHABLE ASSET, EVER
INCREASING IN VALUE. IT IS THE
MOST SOLID SECURITY THAT
HUMAN INGENUITY HAS DEVISED.
IT IS THE BASIS OF ALL SECURITY
AND ABOUT THE ONLY
INDESTRUCTIBLE SECURITY.



RUSSEL SAGE



BUYING A HOME

ten steps to

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05 NEGOTIATE OFFER

06 INSPECTION

07 APPRAISAL

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09 SCHEDULE YOUR MOVE

10 CLOSING

A dimly lit room with a desk, a chair, a lamp, and a framed picture of a flower. The scene is mostly in shadow, with a few highlights on the desk and the chair. The text 'Preparing' is overlaid in a bright pink color.

Preparing

to

Buy

1

FINDING A GREAT AGENT

A real estate agent is a huge asset to you as you go through the home-buying process. This is one of the biggest decisions of your life and you need a skilled professional guiding you through the process.

Your agent will be working with your best interests in mind and can help guide you through all the stages of home buying.



Connect YOU WITH THE PERFECT HOME

Agents often have access to information about homes going on the market before the public. They can also arrange open houses and tours of homes that match your criteria.

Knowledge OF NEIGHBORHOOD

Agents will be able to offer insightful details about the neighborhoods you are considering.

Attention TO DETAIL

The process of buying a home requires a good deal of paperwork. Your real estate agent will help you fill out all documents and get them submitted properly.

Professional NEGOTIATOR

Agents deal with any difficult conversations that need to happen. They will also help you submit a strong offer and negotiate with the seller on your behalf.

Expert GUIDE

Realtors are there to help you with any questions you have along the way. They offer an objective opinion when you're analyzing the features you're looking for.

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FINANCIALS

Lenders recommend that you spend no more than 3-5 times your annual income on a new home. You can find many mortgage calculators online, which provide a great starting point.

When calculating, don't forget to include extra expenses like attorney fees, home inspection and appraisal costs and money for any home improvements.

While it's ideal if you can put a 20% down-payment on your new home, it certainly isn't necessary. There are many ways to put down much less and with certain types of loans you may need as little as 3.5%.





CREDIT CHECK

It is important to have a credit check done as this will be a factor in determining your mortgage approval and interest rates.

While sometimes a score in the 500's can get you a loan, ideally you want to aim for 620 or above. The higher the score the lower the interest rate.

PRE-QUALIFIED & PRE-APPROVED

Many times these terms can be used interchangeably in different areas. You will want to ask your real estate agent which is more credible in your market and then apply.

Either way, being pre-qualified or pre-approved shows the seller that you're serious and that you most likely have the funds to purchase the home should you choose to place an offer. Pre-approval can also help you budget as you will know exactly what you can afford.

This pre-approval does not guarantee a loan will be offered so you still want to be careful with your spending during this time. Don't make any large purchases, change jobs or apply for new credit cards during this time.

A dark, moody photograph of a bedside table. On the table, there is a lamp with a dark shade and a brass base, and a small potted succulent with thick, rounded leaves. The scene is dimly lit, with the lamp providing a soft glow. The background is a plain, light-colored wall.

Finding

a

Home

3

TOUR HOMES

Make a list of all the things you need and want in a new home. Think about how many bedrooms and bathrooms you need.

Do you want a big kitchen or is a fenced-in yard more important to you?



We will start touring homes and weigh all the positive and negative aspects of each one.

When you find THE house, your next step will be to make an offer and go through any negotiations.

Home searching tips.....

- Take photos with your phone while visiting each house. Organize the photos at home with the address of the property so you can remember details later.
- Focus on the things you can't change like the neighborhood, lot or size of bedrooms.
- Test things as you walk through the home. Open and close windows, turn faucets on and flush toilets to make sure everything is in working order.



4

MAKE AN OFFER

Once you've found the home you want, the next step is to make an offer. We will look at comparable properties in the area and decide on a strong first offer.

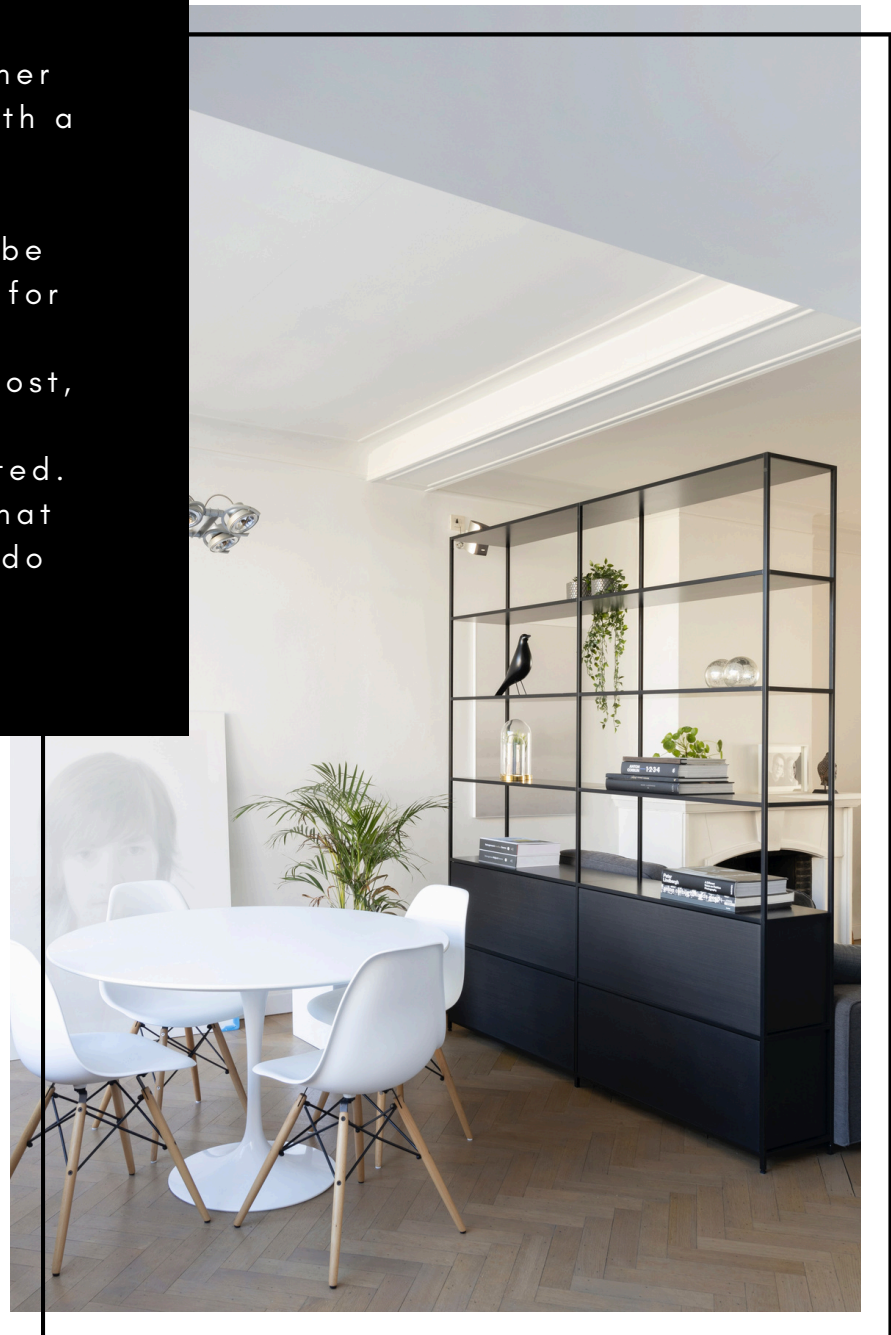
Many owners price a little high expecting to negotiate so we will take that into consideration as well.

5

NEGOTIATE OFFER

Many times after the initial offer is presented the owner will come back with a counter-offer.

As a buyer, don't be afraid to bargain for what you want. Whether that be cost, a new roof or the whole house painted. You don't know what they're willing to do unless you ask.



6

INSPECTION

It's always a good idea to add a contingency clause into your offer stating that you have a certain amount of time to have the property inspected. This gives you the right to back out of the agreement if you and the seller can't agree on repairs.



Plan to attend the inspection and be prepared to ask any questions you have.

You will receive a report of findings, but it's sometimes easier to see the issue and hear the information directly from the inspector.

After the inspection is complete, decide if there are any pressing issues you want to negotiate with the seller.

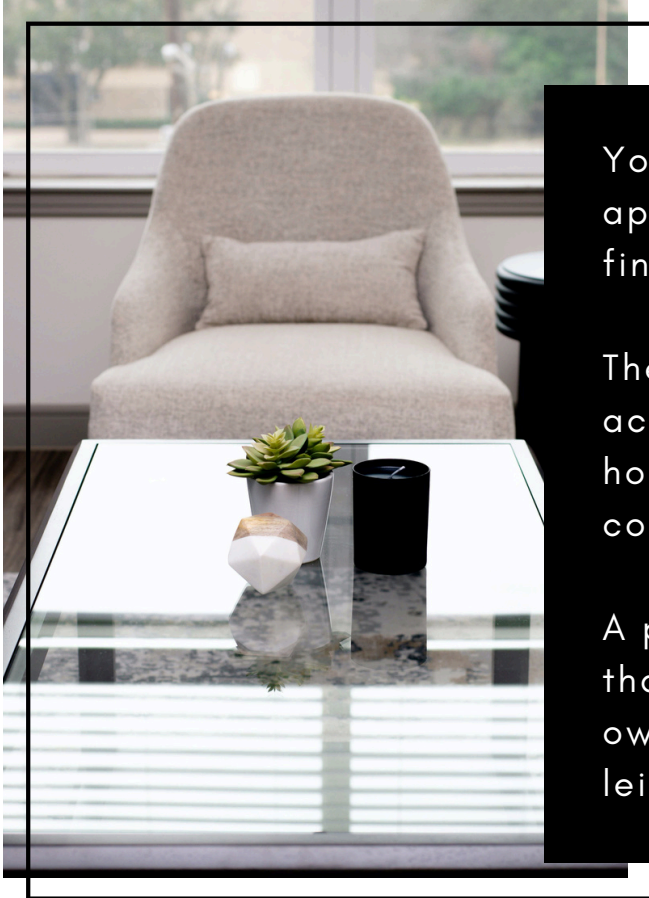
Be careful to not be too picky, but also not let major concerns go unaddressed.



Final Steps

7

APPRAISAL



Your lender will require an appraisal of the home before finalizing the loan.

The home appraiser will take into account the neighborhood, housing market, age and condition of the home, etc.

A property title search will ensure that the sellers are truly the owners of the property and any liens or judgments are disclosed.

8

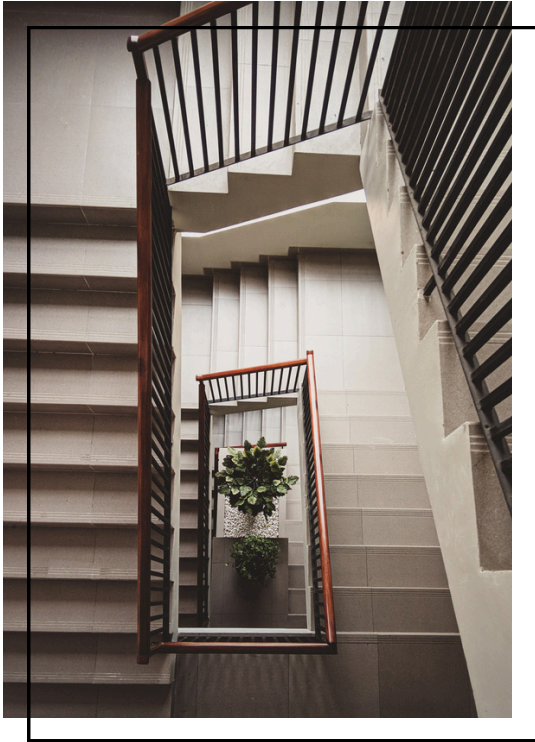
LOAN APPROVAL

The loan is only fully complete after the lender approves the loan. You will receive a final approval letter after they review your income, credit report and employment status once more.

Home owners insurance is also required before the mortgage company will finalize the loan.

9

SCHEDULE YOUR MOVE



You will want to get movers scheduled as soon as possible. Make sure to avoid scheduling the move and closing on the same day if possible. If you will be doing renovations, start getting quotes from contractors.

Make sure you set up the transfer of utilities for closing day.

10

CLOSING

Closing is the final step for you to become the legal owner of your home. You will take a final walk-through just before closing to assure that negotiated work has been completed and everything is in working order.

The closing process itself requires a lot of paperwork and patience. Be prepared with your government issued photo ID, cashier's check and any other documents required by the title company or loan officer.

Don't forget to re-key all the locks and change the garage door opener code when the property is officially yours.

Congratulations on your new home!

CUSTOMER Testimonials



As a first time home-buyer Jonas not only assisted me with selecting the right house, but he also helped me understanding the financing end of purchasing a home. His experience in the real estate industry showed throughout the process, from his knowledge to his connections in the real estate industry. I would highly recommend Jonas to any home buyer!

Sam A



Jonas is very active realtor And he has a lot of passion for his job. He had the patience to show me a lot of houses before I bought mine. will definitely recommend him to anyone wants to buy a house.

Michael M



My husband and I worked with Jonas to purchase our first home and really can't say enough good things about him. He is knowledgeable, personable, and incredibly generous with his time (including the time he took to show the house once again while family was in town). He explained every part of the process clearly and thoroughly. Buying our first home was incredible. we highly recommend him.

Amanda & Todd

CUSTOMER Testimonials



Katie Masters has been absolutely amazing to work with!! She is so patient, caring and helpful! She has a special gift of finding you the home your heart desires!! She also is excellent at selling property!! She has done both for us and we cannot be happier or thank her enough!! I truly don't think she ever sleeps and yet she is always so happy and a ray of sunshine!! You can tell she loves what she does!! We will be referring anyone we know looking to buy or sell to Katie and Team MVE!!

Lisa



Streetlight Realty provided a fantastic first-time home buying experience. Ms. Masters was very quick to respond to any questions or issues and was very professional. I appreciate her carefully listening to my interests and preferences regarding what I was interested in while looking for a home and was able to recommend many options to guide me to my eventual home. I'd highly recommend them to anyone seeking a realtor.

Adam



Mrs. Masters is a true gem in the real estate world. Her patience, guidance, and connections made the selling process effortless, and we couldn't be more satisfied with the results. If you're looking for a realtor who excels in every aspect, this is the one to choose!

Schlyer

HOME TOURING Checklist

ADDRESS OF PROPERTY: _____

DATE VISITED: _____ PRICE: _____

BEDROOMS: _____ BATHROOMS: _____ SQUARE FOOT: _____

LOT SIZE: _____ YEAR BUILT: _____

SCHOOL DISTRICT: _____

CURB APPEAL

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

INTERIOR

1

DISLIKE

2

3

NEUTRAL

4

5

LOVE

EXTERIOR

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PRICE

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LOCATION

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NEIGHBORHOOD

1

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LOVE

ADDITIONAL COMMENTS: _____



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REALTY

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