



# Buying with Cole

Buying a house is a big deal! It's my job to take as much of the stress and weight off you as I can, and be your guide along the way.



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**Cole Hooey, Realtor**

952-999-3519  
colehooey@gmail.com  
colehooey.com





## We should talk!

Are you ready for a new home? Not sure? Everyone's situation is different so we need to look at what makes sense for you.

We'll get together and have a strategic conversation about your goals and cover the process end-to-end so you know what to expect.

## Finances

Your first piece of homework will be to get preapproved by a lender.

Conversations with a knowledgeable lender who educates and guides you will leave you feeling confident.

**If you need a referral for a lender I trust, let me know.**

## Speed dating

When I start working with new clients I like to take them out to see as many homes as we can in an afternoon – not to find “the one”, but to educate. When we're done you'll feel more confident viewing homes and will be able to make decisive decisions.

## Finding the one

Now it's just a waiting game – watching the market and waiting for the right home to pop up.

You'll be getting emails from me with new home alerts so we both see homes that meet your criteria as soon as they come on the market.

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## Writing an offer

When we find the one, we write an offer. I will coach you through the choosing terms that match our strategy as well as give you the best opportunity of having your offer accepted!

## Inspection

No home is without it's defects. The purpose of an inspection is not to identify and fix every issue with the home. Our aim is become aware of the condition of the home and re-negotiate terms of the contract based on what we learn from the inspection.

## Appraisal

Your bank will want a third party opinion of the value of the home to ensure that their investment in your home loan is a sound one.

They will order an appraisal to ensure our purchase price is inline with the appraised value.

## Closing

We've worked our way here and now we're at the closing table!

You're going to sign so many documents your hand will fall of (okay it's not *that* bad). Then we'll cheer, hug, and celebrate! You just bought a house!

## Need advice specific to your situation?

Just shoot me a message! Always happy to chat!

Feel free to call, text, or email

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