

Buying A House



THE VOGLER TEAM

ELEVATING SERVICE | EXCEEDING EXPECTATIONS

your step-by-step guide
to homeownership

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welcome

We are excited to guide you through this journey!

Thank you for choosing to put your trust in us for the process of buying and/or selling your home. Every member of The Vogler Team is committed to ensuring that ALL of your real estate needs are not just met, but exceeded! We've created this book for your convenience and we hope that it will be a valuable resource. While the entire process is outlined for you here, please know that we will be staying in constant contact with you throughout the process. Your experience will be unique and we will adjust our service according to your wants and needs. Our focus is on your complete satisfaction.



THE VÖGLER TEAM

ELEVATING SERVICE | EXCEEDING EXPECTATIONS





Our *commitment* to you

DEDICATED SERVICE



From the day you place your trust in us as your Trusted Real Estate Advisor, we pledge to you to provide the quality of service that you deserve. You will receive the highest standards of professional and personal service from our team.

HANDLING HARD CONVERSATIONS



When repairs or changes in price need to be made (whether a buyer or a seller), we will be your guide through that process. We handle negotiating repairs, scheduling needed inspections and/or repairs, and any hard conversations so you don't have to.

ON YOUR SIDE



A Realtor® will represent your best interests, you are our #1 priority. With a pulse on the local market and a sound understanding of how various amenities affect the value of a home, we will make sure we calculate all benefits, and decide the price accordingly.

SUSTAINED COMMUNICATION



We will discuss with you exactly how our team works and what you can expect. We will communicate regularly and you'll know everything that's going on as soon as we know it.

PROBLEM SOLVER



We will work hard to protect all of your interests and take on any issues that may arise throughout the process. Hopefully making the process as fun and stress-free as possible.

MEET THE TEAM

We are family! We have combined our love of real estate to create a powerful team that allows us to serve our clients better. Almost all are Long Island natives! We have an intimate knowledge of this incredible Island and all its unique neighborhoods. Our commitment to each other translates to our commitment to our clients: creating the best possible experience with integrity & trust putting our clients first and always remaining solution focused. Real estate has changed our family's lives in so many incredible ways and we know it has the power to do the same for you.



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steps to buying a new home

STAGE 1: PREP WORK

- 01** Decide whether you're ready to buy a home

- 02** Choose a professional licensed real estate agent to work with

- 03** Save for a down payment and closing costs

- 04** Speak to a lender
Decide what type of mortgage is right for you

- 05** Get preapproved for a mortgage

STAGE 2: THE SEARCH

- 06** Create a wish list

- 07** Speak with your trusted real estate advisor on your wants & wishes

- 08** Start touring homes

STAGE 3 - UNDER CONTRACT & CLOSING

- 09** Make an offer & get offer accepted

- 10** Attend the home inspection & negotiate any credits

- 11** Sign contract with a Real Estate Attorney & order title

- 12** Send signed contract to the lender to start the loan application process

- 13** APPRAISAL & SURVEY

- 14** Finalize home Insurance

- 15** Close on your new home!



THE VOGLER TEAM

ELEVATING SERVICE | EXCEEDING EXPECTATIONS



The Vogler Team was absolutely absolutely amazing! Our home buying process turned into an almost 6-month process because of the pandemic, but the team were there every step of the way giving advice and advocating for us. They were so patient and literally answered all our phone calls, while always keeping it real with us. They listened to what our needs were, and found the perfect home for our family. They literally became like family to us. If you want honest, hard working, great listening, and most importantly trustworthy agents, I cannot recommend The Vogler Team enough!

M. THEODULE - HUNTINGTON

STAGE ONE

prepare for your purchase



STEP ONE

Decide whether you're ready to buy a home

Sure, there's being financially ready to buy a house, but are you emotionally ready? Even if it's just going to be your starter home, you're making a big financial commitment and putting down some roots.

You'll want to think about your other goals for the next few years. Are you buying with a partner, and if yes, are you on the same page when it comes to money? Is there any chance you'd need to relocate for work? Are you thinking of starting a family?

These big-picture questions can add to the pros (or cons) of whether this is the right time to buy a house.

WONDERING IF YOU SHOULD BUY A HOUSE? LET'S LOOK AT SOME OF THE FACTORS THAT LENDERS AND HOMEOWNERS ALIKE SHOULD CONSIDER.

INCOME AND EMPLOYMENT STATUS

Your lender won't just want to see how much money you make. They'll also want to see a work history (usually about 2 years) to make sure your income source is stable and reliable.

Preparing your income is all about pulling the right documentation together to show steady employment. If you're on the payroll, you'll likely just need to provide recent pay stubs and W-2s. On the other hand, you'll need to submit your tax returns and other documents the lender requests if you're self-employed.

Debt-to-income ratio (DTI) is another financial instrument mortgage lenders use to evaluate your loan application. Your DTI helps your lender see how much of your monthly income goes to debt so they can evaluate the amount of mortgage debt you can take on.

DTI is calculated by dividing your monthly debt by your gross monthly income. For example, if your monthly debts (credit card minimum payments, loan payments, etc.) total \$2,000 per month and your gross monthly income is \$6,000, your DTI is $\$2,000/\$6,000$, or 33%. Your lender will use the debts shown on your credit report to calculate your DTI.

Depending on the type of loan you're applying for, your lender may also calculate your housing expense ratio, also sometimes referred to as front-end DTI. This is a ratio that looks at your total monthly house payment (principal, interest, taxes and insurance) compared to your monthly income. For example, if you have a \$1,200 house payment and the same \$6,000 monthly income, your housing expense ratio is $\$1,200/\$6,000$, or 20%.

It's smart to review your DTI before you apply for a loan. In most cases, you'll need a back-end DTI of 43% or less to qualify for the most mortgage options, although this number varies based on your lender, loan type and other factors.

CREDIT HEALTH

Your credit score plays a huge role in what loans and interest rates you qualify for. Your credit score tells lenders how much of a risk you are to grant a loan.

Taking steps to improve your credit score and reduce your debt can pay off big as you prepare to get a mortgage. Better numbers mean better loan options with lower interest rates.

Your credit score is based on the following information:

- Your payment history
- The amount of money you owe
- The length of your credit history
- Types of credit you've used
- Your pursuit of new credit

What score will you need to qualify for a home loan? Most lenders require a credit score of at least 620 to qualify for the majority of loans. A score above 720 will generally get you the very best loan terms.

TIMING

Deciding whether it's a good time to buy a house or not depends on a variety of personal factors (such as financial readiness and lifestyle preferences) and market conditions (such as economic health and current mortgage rates).

Ultimately, the right time to buy a home comes down to your own unique situation. Be sure to consult a financial expert before making any big financial decisions such as buying a house.



STEP TWO

Calculate how much you can afford

Once you decide you're ready to buy a home, it's time to set a budget. A good place to begin is by calculating your DTI ratio. Look at your current debts and income and consider how much money you can reasonably afford to spend each month on a mortgage.

Homeownership comes with several costs you don't need to worry about while renting. You'll need to pay property taxes and maintain some form of homeowners insurance. Factor these expenses into your household budget when you decide how much you can afford on a house.

Mortgage lenders consider DTI an important qualifying factor. The amount of debt you have is considered a very reliable predictor of the risk associated with the approval of any mortgage loan. Therefore, it's important to know your numbers.

LET'S LOOK AT HOW DTI IS CALCULATED.

Step 1: Add Up All Of Your Monthly Debts

Your debt payments could include:

- Monthly rent or house payments
- Monthly child support payments or alimony
- Student loan payments
- Car payments
- Monthly credit card minimum payments
- Any other debts you might have

You don't need to add in:

- Grocery bills
- Utility bills
- Taxes
- Any other bills that may vary month to month

Step 2: Divide Your Monthly Debts By Your Monthly Gross Income

Next, do a simple calculation. For example, let's say your debts add up to \$2,000 per month. If your monthly gross income (your before-tax income) is \$6,000 per month, then your DTI ratio is 0.33, or 33%.





STEP THREE

Save for a down payment and closing costs

There are many ways to save for your home purchase, including through investments and savings accounts. If you have relatives who are willing to contribute money, you may be able to use gift money toward your down payment (in which case, be sure to provide your lender with a gift letter).

But how much do you need to save before buying a home? Let's look at some of the major expenses related to the purchase, and how much you might want to save for them.

DOWN PAYMENT

Your down payment is a large, one-time payment toward the purchase of a home. Many lenders require a down payment because it mitigates the loss they might suffer in the event that a borrower defaults on their mortgage.

Many home buyers believe that they need a 20% down payment to buy a home. This isn't true. Plus, a down payment of that size isn't realistic for many first-time home buyers.

Fortunately, there are many options for buyers who can't afford a 20% down payment. For example, you can get a conventional loan for as little as 3% down. Federal Housing Administration (FHA) loans have a minimum down payment of 3.5%. Department of Veterans Affairs (VA) loans and United States Department of Agriculture (USDA) loans even allow eligible and qualified borrowers to put 0% down.

There are advantages, however, to making a larger down payment. For one, it typically means you'll have more mortgage options. It also usually means you'll have a smaller monthly payment and a lower interest rate. Plus, if you put at least 20% down on a conventional loan, you won't need to pay for private mortgage insurance (PMI).

CLOSING COSTS

You'll also need to save money to cover closing costs – the fees you pay to get the loan. There are many variables that go into determining how much you'll pay for closing costs, but it's usually smart to prepare for 3 – 6% of the home value. This means that if you're buying a home worth \$200,000, you might pay \$6,000 – \$12,000 in closing costs.

The specific closing costs will depend on your loan type, your lender, and where you live. Almost all homeowners will pay for things like appraisal fees, a survey and title insurance. If you take out a government-backed loan, you'll typically need to pay an insurance premium or funding fee upfront.

BEFORE YOU CLOSE ON YOUR LOAN, YOUR LENDER WILL GIVE YOU A DOCUMENT CALLED A CLOSING DISCLOSURE, WHICH LISTS EACH OF THE CLOSING COSTS YOU NEED TO COVER AND HOW MUCH YOU'LL NEED TO PAY AT CLOSING. LOOK OVER YOUR CLOSING DISCLOSURE CAREFULLY BEFORE YOU CLOSE TO KNOW WHAT TO EXPECT AND TO CATCH ANY ERRORS.



STEP FOUR

Decide what type of mortgage is right for you

Before you can apply for a mortgage, you'll need to decide what the best type of loan is for you and which one you'll qualify for.

CONVENTIONAL LOANS

Conventional loans are mortgages made by a private lender and not backed by the government. The most common type of conventional loans are loans that are backed by Fannie Mae or Freddie Mac, sometimes called conforming loans. The majority of mortgages in the U.S. are conventional loans. Conventional loans are always a popular option for home buyers, and you can get one with as little as 3% down.

FHA LOANS

Backed by the Federal Housing Administration, FHA loans are less of a risk for lenders because the government insures them if you stop making payments. As a result, FHA loans have credit score requirements that aren't as strict. You can get an FHA loan with a down payment as small as 3.5%.

VA LOANS

VA Loans help Veterans, Service members and eligible surviving spouses become homeowners. They are provided by private lenders & the gov't guarantees a portion of the loan, enabling the lender to provide you with more favorable terms. No downpayment is required, low interest rates, no need for PMI (private mortgage Insurance).



STEP FIVE

Get preapproved for a mortgage

When you're ready to start house hunting, it's time to get preapproved for a mortgage. When you apply, your lender will give you a preapproval letter that states how much you're approved for based on your credit, assets, and income. You can show your preapproval letter to your real estate agent so they can help you find homes within your budget.

To get preapproved, you need to apply with your lender. The preapproval process typically involves answering some questions about your income, your assets, and the home you want to buy.

Pre-approvals are a dress rehearsal for your mortgage and are necessary to make a serious offer on a home. They typically expire after 90 days and can be refreshed if you don't find the home you're looking for in that time.

Know that pre-approvals don't guarantee your mortgage approval or interest rate. After you're pre-approved, avoid opening new credit lines or making large debt payments that can impact your FICO score.

Working with a lender to get preapproved for a mortgage is an important step in accurately determining your budget. A mortgage preapproval will give you real numbers since the lender will have detailed info about your finances. That includes a hard inquiry, which will show up on your credit report. The good news: If you apply with multiple lenders around the same time, it'll only count as one hard pull.





THE VOGLER TEAM

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In August of 2022, we set out to find a new home on Long Island. We went through hundreds of listings online until we came across a handful that we wanted to see. That's when we met The Vogler Team. In one day, they organized 8 homes for us to see. We drove around multiple towns until we found our dream home in Kings Park. It was love at first sight. We started a group text with them before heading home and guess what? With their help, we put an offer in that same evening and it was accepted before we went to bed!

Our closing took a lot longer than expected (seller not clearing their title), but throughout the months of waiting and dealing with lawyers, banks, etc., The Vogler Team was by our side the whole time, guiding us every step of the way. They were always there to talk when we needed their support, and always willing to share their knowledge.

We knew from day one of meeting them, that they would not only be our real estate agents but also our dear friends. Our relationship has blossomed into a genuine friendship, marked by trust and mutual respect. To anyone looking for help in buying or selling a new home, look no further!

M.CORNELIS & S.SHARMA

- KINGS PARK

STAGE TWO

the search



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STEP SIX

Create a wish list

Make a list of the things you'll need to have in the house. Ask yourself how many bedrooms and bathrooms you'll need and get an idea of how much space you desire. How big do you want the kitchen to be? Do you need lots of closets and cabinet space? Do you need a big yard for your kids and/or pets to play in?

Once you've made a list of your must-haves, don't forget to think about the kind of neighborhood you want, the types of schools in the area, the length of your commute to and from work, and the convenience of local shopping. Take into account your safety concerns as well as how good the rate of home appreciation is in the area.

TIPS

We will make sure to check out the little details of each house

- Test the plumbing
- Try the electrical system
- Open and close the windows & doors to make sure they work properly

Evaluate the neighborhood and surrounding areas.

- Are the surrounding homes well maintained?
 - How much traffic is on the street?
 - Is it conveniently located to schools, shopping, restaurants, & parks?
-



The Basics

What part of town (or country) do you want to live in?

What price range would you consider?

No less than \$_____ but no more than \$_____

Are schools a factor and, if so, what do you need to take into consideration (e.g., want specific school system, want kids to be able to walk to school, etc.)?

Do you want an older home or a newer home (less than 5 years old)?
___yes ___no

How much renovation would you be willing to do?
___A lot ___A little ___None!

What kind of houses would you be willing to see?

___One story ___2 story
___split level ___bi-level
___townhouse ___condo
___New construction ___Ranch

What style house appeals to you most?

___contemporary ___traditional
___tudor ___colonial
___modern ___no preference

Do you have any physical needs that must be met, such as wheelchair access?

___yes ___no

The Interior

How many bedrooms must you have? ____ would you like to have?

How many bathrooms do you want? ____

How big would you like your house to be (square feet)?

No less than ____ But no more than ____

What features do you want to have in your house?

	N E E D	W A N T
Carpet	_____	_____
Ceramic tile	_____	_____
Hardwood floors	_____	_____
Eat-in kitchen	_____	_____
Separate dining room	_____	_____
Formal living room	_____	_____
Family room	_____	_____
Basement	_____	_____
Separate laundry room	_____	_____
Fireplace	_____	_____
Master on the main	_____	_____

The Lot

	N E E D	W A N T
Large yard (1 acre or more)	_____	_____
Small yard (less than 1 acre)	_____	_____
Fenced yard	_____	_____
1 Car Garage	_____	_____
2 Car Garage	_____	_____
3 Car Garage	_____	_____
4+ Car Garage	_____	_____
Extra parking	_____	_____
Patio/deck	_____	_____
Pool	_____	_____
Outdoor spa	_____	_____
Outdoor Kitchen	_____	_____
Other buildings	_____	_____
Special view Of what?	_____	_____

STEP SEVEN

The most commonly missed step...

Documenting your visit

When it's time to take your home tour, check the features against the checklist you made. Do you need to re-evaluate any of your must-haves?

Get a feel for the home and consider anything you may have left off of your list. Remember, paint can be replaced and staged furniture will change, but there are aspects that can't change so easily:

Is there enough space or too much space?

Where could you use more space?

How would you describe the layout?

Do you like the fixtures and finishes?

Are you happy with the windows (enough natural light, well-placed, too sunny)?

Does the home have curb appeal?

Does the home have adequate parking?

STEP EIGHT

Start touring homes



ADDRESS:

DATE VIEWED:

TIME OF DAY:

HOME SCORE: 1 2 3 4 5 6 7 8 9 10

LOCATION

☐ The home is in our desired neighborhood and/or area.

☐ We like the parks and recreational options close by.

☐ The home is in our desired school district.

☐ The home is within our determined work radius.

INTERIOR DETAILS

☐ The home has the number of bedrooms we want/need.

☐ The home is as updated as we want.

☐ The home has the number of bathrooms we want/need.

☐ The home has the square feet we want/need.

EXTERIOR DETAILS

☐ The exterior is in good condition & is as updated as we want/need.

☐ We like the landscape and it is what we want/need.

☐ We like the look and design of the exterior of the home.

☐ The backyard will work for us and is what we want/need.

YOU'VE FOUND "THE ONE"

Now it is time to make an offer

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WRITING AN OFFER

Before you make an offer on a house

There are three key elements that you'll want to have in place before you make an offer on a house.

The first is a mortgage preapproval from at least one lender. Ideally, you should get preapproved before you start looking at houses. It can be time-consuming to pull together all the required documents, but most importantly, a preapproval lets you know how much house you can afford. Having a preapproval in hand also lets the seller know that you're serious and provides reassurance that the deal will close. That can be extra helpful in a scenario where the seller is in a hurry to move.

Second, know your market to ensure you're making a competitive offer. This can be based on comparable sales, other market information from your own research, or a comparative market analysis provided by your real estate agent. This will help you make an educated offer, that's right for you.

Last, verify that the down payment required by your lender is in the bank and ready to go. Simply having earmarked certain assets as the funds to buy a home (including the money required for the down payment, closing costs, etc.) is not enough to ensure a smooth transaction. Having direct and immediate access to the cash is essential.

WHAT IS INCLUDED IN AN OFFER:

A written offer may contain these elements, among others:

- Address: The home's legal address, and sometimes the legal property description.
- Price: Details regarding the purchase price and terms.
- Downpayment money: The amount and terms regarding the downpayment money, including its disposition upon the acceptance of the offer.
- Title: A stipulation that the seller will provide clear title to the property.
- A projected loan closing date: This is typically 30 to 60 days, though how long your lender's underwriting process takes can be the deciding factor here.
- Contingencies: Any contingencies that the deal is subject to (more on these in the next section).
- Disclosures: Other state-required provisions or disclosures.
- Attorney Information: Including your Real Estate Attorney's Information also shows the seller that you're a serious buyer and you're ready to move ahead if your offer's accepted.

COMMON CONTINGENCIES:

Your written offer will likely include at least a couple of standard contingencies. These are things that need to happen before the sale can move forward. Common contingencies include:

- Final loan approval: In other words, you get the mortgage, often within a specified amount of time.
- Home inspection: In addition to requiring that the property undergo a home inspection, this contingency may also specify how issues revealed during the inspection will be addressed (for example, if the seller will repair or provide a credit at closing), or if the inspection is for informational purposes only.
- Appraisal: Lenders generally insist on verification of the home's value via an appraisal, as they don't want to lend you more than the property is worth.
- Home sale: This is a less common contingency that means the purchase relies on the completion of another, separate transaction. This is usually either the sale of your current home or the seller finding a new home.

Although you have to protect your interests and gather enough information to make a wise purchase, contingencies may act as roadblocks to getting a deal done — especially in hot markets. It's best for both the buyer and the seller to put only enough stipulations in the contract to cover the necessary bases; no more.

THE OFFER process

BUYER'S AGENT

Write Initial Offer and
submit to Seller's Agent



SELLER'S AGENT

Initial Offer is reviewed,
seller can either:

Congrats you're under
contract



ACCEPT THE OFFER
or

Counter Offer is reviewed,
buyer can either:



DECLINE THE OFFER &
Counter with new terms

R E P E A T

You can negotiate back and forth as many times
as needed until you reach an agreement or
someone chooses to walk away.

ACCEPT THE OFFER

ACCEPT THE OFFER



**CONGRATS YOU'RE
UNDER CONTRACT**

Order and attend inspection

A basic home inspection can raise issues you might face down the road and point out any necessary repairs. This visual assessment covers all aspects of the house and its systems, from the foundation to the roof. If you have a particular concern, like mold or termites, you may want to get one of the more specialized types of home inspections in addition to a standard inspection.

You choose the home inspector and pay for the home inspection. If it uncovers problems that weren't included in the seller's disclosures, you may be able to negotiate with the seller.





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THE VOGLER TEAM FROM BERKSHIRE HATHAWAY HOMESERVICES, HELPED THE US SELL OUR PROPERTY IN SMITHTOWN, NY DESPITE CHALLENGES LIKE HIGH INTEREST RATES. THEY PROVIDED GUIDANCE, RECOMMENDED UPGRADES, AND FACILITATED A QUICK SALE WITH MULTIPLE COMPETITIVE OFFERS AFTER JUST ONE OPEN HOUSE. WE HIGHLY RECOMMENDS THEM FOR THEIR EXCEPTIONAL COMMUNICATION AND COACHING SKILLS.

TONY S. - SMITHTOWN

STAGE THREE

under contract & closing



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Negotiate any repairs or credits with the seller

Though some items, like prorating property taxes or HOA fees, will already have been addressed in your contract, you may still have some items to negotiate before closing.

Your ability to negotiate can hinge on what kind of market you're facing. In a strong seller's market, it can be difficult to get concessions, since the seller can simply go to their next offer. But if it's an issue that will come up with any buyer — for example, a necessary repair that will get flagged by any home inspector — you may still have leverage.

ASKING FOR A CREDIT AT CLOSING RATHER THAN FOR THE SELLER TO COMPLETE NEEDED REPAIRS CAN HELP KEEP THE TRANSACTION MOVING. THE SELLER SIMPLY REBATES YOU AN AGREED-UPON AMOUNT FOR SPECIFIC IMPROVEMENTS. THAT CAN SAVE YOU A BIT OF CASH AT CLOSING, PLUS HANDLING THE REPAIRS YOURSELF (WHETHER DIY OR WITH A PRO) ENSURES THE WORK WILL BE DONE TO YOUR SATISFACTION.



finalize your mortgage

You know the property you want to buy and how much you'll have to pay for it. Now you'll choose a lender to get a mortgage from (you can go with a lender that preapproved you or start fresh with a different one).

Even with an online-first lender, you'll often work closely with a loan officer to complete the actual application.

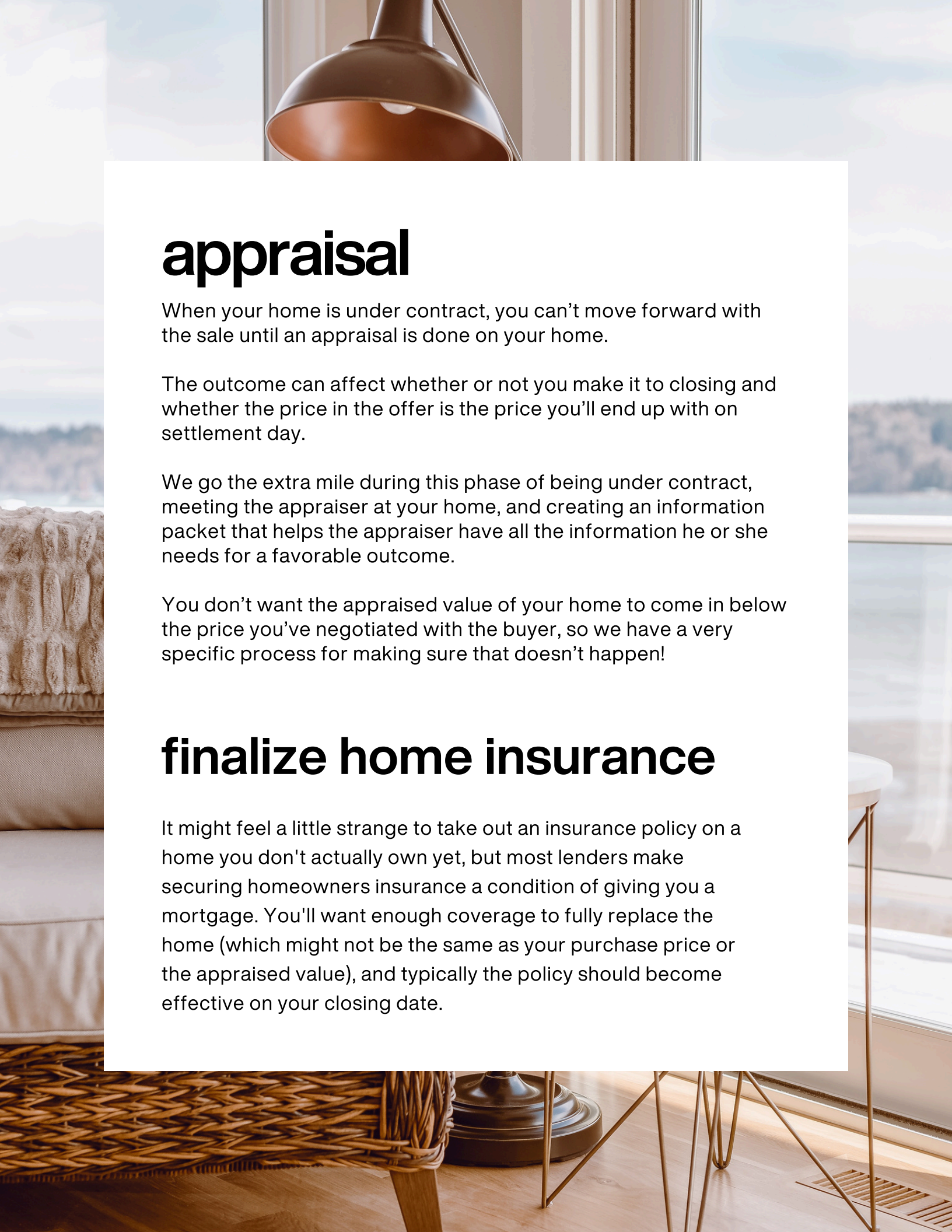
This is a paperwork-heavy process, so get ready to do a lot of uploading. Here's what you're likely to need:

- W-2 forms from the past two years (possibly more, if you've changed employers).
- Pay stubs from the past 30 to 60 days.
- Proof of other sources of income (including documentation of any gift money).
- Federal income tax returns from the past two years.
- Recent bank statements (usually for the last couple of months).
- Details on long-term debts like car or student loans.
- ID and Social Security number.

Once your mortgage application is complete, you'll go into underwriting. During this process, the lender makes a final decision on whether to give you the loan — it's basically making sure there's not anything about the deal that's just too risky.

Underwriting includes digging deep into your finances, so you may need to come up with even more documents. The lender will also look at the home you've chosen via an appraisal and request a title search.



A modern interior scene with a large window in the background showing a view of a city and water. In the foreground, there is a copper-colored lamp with a large, dome-shaped shade. To the left, a wicker basket is partially visible. The overall lighting is warm and natural, coming from the window.

appraisal

When your home is under contract, you can't move forward with the sale until an appraisal is done on your home.

The outcome can affect whether or not you make it to closing and whether the price in the offer is the price you'll end up with on settlement day.

We go the extra mile during this phase of being under contract, meeting the appraiser at your home, and creating an information packet that helps the appraiser have all the information he or she needs for a favorable outcome.

You don't want the appraised value of your home to come in below the price you've negotiated with the buyer, so we have a very specific process for making sure that doesn't happen!

finalize home insurance

It might feel a little strange to take out an insurance policy on a home you don't actually own yet, but most lenders make securing homeowners insurance a condition of giving you a mortgage. You'll want enough coverage to fully replace the home (which might not be the same as your purchase price or the appraised value), and typically the policy should become effective on your closing date.

SCHEDULING YOUR MOVE

AFTER SIGNING

- Declutter! Sort through every drawer, closet, cupboard & shelf, removing items you no longer need or like.
- Donate or sell items that are in good condition.
- Get copies of medical records and store them with your other important documents
 - Create an inventory of anything valuable that you plan to move
- Get estimates from moving companies

4 WEEKS TO MOVE

- Give 30 days' notice if you are currently renting
 - Schedule movers/moving truck
- Buy/find packing materials
 - Start packing

2 WEEKS TO MOVE

- Contact utility companies (water, electric, cable)
- Change address: mailing, subscriptions, etc.
- Minimize grocery shopping
 - Keep on packing

1 WEEK TO MOVE

- Obtain a certified check for closing
- Complete final walkthrough
 - Finish packing
 - Clean
- Pack essentials for a few nights in new home
- Confirm delivery date with the moving company. Write directions to the new home, along with your cell phone number

day of closing

✓ CLOSING DAY

Closing is when you sign ownership and insurance paperwork and you receive your new home's keys! Typically, closing takes 45 to 60 days. During this time, downpayment funds are held in escrow, where your money is held safe until the transaction is complete.

✓ FINAL WALK-THROUGH

We will do a final walk of the home within 24 hours of closing to check the property's condition. This final inspection takes about 30 minutes. We will make sure any repair work that the seller agreed to make has been done.

We will be sure to:

- Make sure all appliances are working properly
- Run the water in all the faucets and check for any possible leaks
- Open and close garage doors with opener
- Flush toilets
- Run the washer/dryer

✓ CLOSING TABLE

Who will be there:

- Your agent
- The seller
- The seller's agent
- Your loan officer & bank attorney

BRING TO CLOSING

- Government-issued photo ID
- Checkbook/Certified bank checks

✓ RECEIVE YOUR KEYS

Congratulations! It was a lot of hard work but you are now officially homeowners!! Time to throw a party and get to know your new neighbors!

**BERKSHIRE
HATHAWAY**
HOMESERVICES

LAFFEY
INTERNATIONAL
REALTY



I had been considering selling my home and to purchase a new one. Early one Saturday morning I searched local realtors. I was matched with Gina, she called me within 5 minutes of being matched. She was so kind, knowledgeable, helpful, and professional. We hit it off immediately. She went above and beyond to ensure that I got the best deal possible for my sale and for the house I purchased. She was always available to show me houses and answer any questions. I couldn't have asked for a better agent. She also helped me sell my mothers house after she passed away. She was sensitive to the situation. It was hard to sell it since it had been in the family for a very long time. After the sale closed, she took the time to make a photo book of the pictures that were taken for the listing as a keepsake. I would recommend her and the Vogler Team to anyone that is looking to sell or purchase.

KATHY A. - CENTERPORT

testimonials



★★★★★

We decided to look at homes during quarantine. Gina was beyond responsive at any time of the day with house suggestions that met our criteria. She also went above and beyond with getting paperwork done promptly. I would definitely recommend her to new home buyers as she was patient to explain the lingo and process multiple times to us. I appreciate how easy of a process her and Mark made it for us to purchase a home.

**K. Curley
E. Northport**

★★★★★

My wife and I are first time home buyers With little or no experience home buying, But we were lucky to find The Vogler Team, they are great people with different qualities and very polite/patience, they took us to every house within the same day or the next. Always accommodating our schedule. Marks experience in construction/contracting is always a big help because he can see things most home buyers won't, and bring it to your attention. Gina is always pleasant and very intelligent when it comes to dealing with sellers and a great eye to find the house you're looking for...



**S. Palma
N. Babylon**

★★★★★



Had an overall amazing experience working with Lisa. She was professional and worked around all of my needs. She made the entire process feel so easy. As a first-time home buyer it was important to me that I had someone to guide and advise me through the process, and she exceeded all my expectations.

Brad G.

testimonials



★★★★★

Debra was delightful to work with on the purchase of our dream house on the water in Lloyd Harbor. She was thorough, informative, professional, creative and introspective. Our deal wasn't easy but she helped us get the house after several back and forths and another buyer in the picture. I would highly recommend working with Debra, she will work hard for you.

Elyssa Burack
Lloyd Harbor

★★★★★



Debra was a pleasure to work with! Recently purchased a home through her in Huntington. She happily showed us dozens of homes and knew exactly what we were looking for. Found the perfect home through her.

Luke Aiston
Huntington

★★★★★



**"SCAN TO SEE HOW DECADES OF
EXPERIENCE, DEDICATION, AND
EXPERTISE SET US APART.
DISCOVER WHAT THE VOGLER
TEAM CAN DO FOR YOU!"**



THE VOGLER TEAM

ELEVATING SERVICE | EXCEEDING EXPECTATIONS

THANK YOU

As dedicated real estate professionals, we fully understand the significance of this decision and the trust you have placed in us. We are committed to providing you with exceptional service, market expertise, and unwavering support as we navigate the intricacies of the real estate process together. Your confidence in our abilities is truly appreciated, and we are excited to embark on this partnership with you. We assure you that we will go above and beyond to exceed your expectations and ensure a smooth and successful experience. Thank you once again for considering our services, and we look forward to the opportunity of working with you.



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