

NORTHERN VIRGINIA REAL ESTATE

BUYER'S GUIDE.

Your Northern Virginia Home Buying Playbook

Finding the right home requires more than a search bar.
It requires a game plan — and an agent who's already locked in.

15+

Years in NoVA

NFL

Discipline & Prep

\$1B+

Team Sales Vol.

BHAWOH SELLS HOMES

bhawoh@dwells.com · 703.939.0210 · bhawohsellshomes.com

OPPORTUNITY MEETS PREPARATION

YOUR GUIDE

Northern Virginia isn't just where I work — it's who I am.

Bhawoh Jue grew up in Northern Virginia, graduating from Chantilly High School — where he helped bring the school its first and only football state championship.

He went on to Penn State and an 8-year NFL career, drafted by the Green Bay Packers. When his playing days ended, he came home — because this is where his community is.

Bhawoh approaches real estate with the same preparation and discipline that got him to the NFL. He studies the market the way he studied film — relentlessly.



NFL

Green Bay Packers
& San Diego Chargers

Penn State

Graduate

15+

Years in NoVA

Certified

Personal Trainer

bhawoh@dwellus.com · 703.939.0210 · bhawohsellshomes.com · Licensed in Virginia

THE TEAM BEHIND ME

When you work with Bhawoh, you get the whole Dwellus machine.

Bhawoh is part of Dwellus Real Estate — one of Northern Virginia's most decorated and innovative teams. Every client gets not just a dedicated agent, but an entire infrastructure of professionals working behind the scenes.

2,500+

Families Helped

\$1B+

Total Sales Volume

\$500K+

Donated to Charities

13

RECOGNITION & AWARDS
Years in Business

20+

Expert Agents

In-House

Drone & Matterport

- Wall Street Journal "America's Best" Real Estate Teams
- Top 100 Most Influential Agents in Northern Virginia
- Featured on HGTV's House Hunters
- NVAR Lifetime Top Producers & Multi-Million Dollar Sales Club
- Certified Luxury Home Marketing Specialist (CLHMS)
- REALTOR® Magazine "30 Under 30" · Loudoun Business "40 Under 40"

Your 7-Step Path to Home.

01 Contact a Trusted Realtor

We start with a strategy session — your goals, timeline, must-haves, and dealbreakers. You'll have direct access to me throughout, not a call center.

02 Get Approved for a Loan

I'll connect you with trusted local lenders. A strong pre-approval is your entry ticket in the NoVA market and strengthens every offer you make.

03 Start Shopping

We get surgical — no wasted time. Through the MLS and off-market sources, I find properties that match your needs, commute, and school district.

04 Negotiate the Contract

I research comparable sales and guide every term of your offer — price, credits, contingencies, escalation clauses. My goal: your home, best terms.

05 Inspection & Appraisal

I coordinate all inspections and walk you through every finding. We negotiate repairs or credits where appropriate, protecting your investment.

06 Prepare to Move

Final walkthrough, utility transfers, lender coordination, address changes — I give you a complete pre-closing checklist so settlement day is smooth.

07 Welcome Home

I'll be at the settlement table with you. Keys in hand, questions answered. And this isn't the end — post-closing, I'm still your NoVA resource.

PRO TIP: THE NoVA MARKET

Homes here regularly receive multiple offers within days. Being pre-approved, prepared, and working with a local expert isn't optional — it's how you win.

THE ADVANTAGE

Technology & tools that most agents can't match.

As part of the Dwellus team, Bhawoh brings an in-house marketing machine to every transaction. These aren't services we outsource — they're built in.

Professional Photography

Hi-res daytime and twilight photos. Homes with professional photography sell 32% faster and for 9% more on average.

Drone Videography

FAA-certified in-house drone operator. Aerial video gives buyers a perspective no other media can match. Properties sell 68% faster.

3D Virtual Walkthrough

Matterport technology creates immersive 3D models. 95% of buyers are more likely to inquire about homes with 3D tours.

Creative Floor Plans

2D and 3D floor plans for every listing. 80% of buyers consider floor plans essential. Listings with them sell 50% faster.

Storytelling Videography

Professionally edited HD video tours. 86% of buyers watch neighborhood videos. We sell a lifestyle, not just a listing.

Unique Property Website

Every listing gets its own branded URL — a shareable online brochure with photos, video, floor plans, and neighborhood info.

THE PROMISE

You're built for this.

Let's go find your home.

My promise to you: to show up prepared, communicate clearly, negotiate fiercely, and never stop working until you have the keys in your hand. In this market, luck isn't a strategy. Preparation is. And that's what you get when you work with me.

PREPARED

I study the market like film —
relentlessly.

STRATEGIC

Every offer is built to win, not just
submit.

PERSONAL

You get me. Direct access, start to
finish.

Ready to start your search?

703.939.0210 · bhawoh@dwellus.com · bhawohsellshomes.com

Bhawoh Jue · Licensed in Virginia · Dwellus Real Estate