The

Buyer *Experience*

Find homes that fit.
Know what to offer.

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EXPECT MOORE

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CHAD MOORE

What fits your life? *What fits your budget?*

Tell me what a weekday in your next home needs to look like. If an extra bedroom means a longer drive to work, which would you give up first?



I'll use your answer and your monthly budget to narrow the search.

A useful starting point

What matters most
What can flex?

Monthly budget
What feels safe?

Move date
What's fixed?

Your lender confirms what you can borrow. We'll look at what you want to spend, including taxes, heat and upkeep. I'll explain my services and fees before you decide whether to work with me.

Start with Market Preparation

What to ask at our first meeting.

HOME SHOPPING / SEARCH TOOLS

Which homes are *worth a visit?*

MLS® Smart Search

Explore the market

Curated Hot Sheets

Browse by property type



Home Search App

Save favourites + alerts

Open House Guide

Plan your visits

Send me two listings you saved and one you passed over. Tell me why. I'll adjust your listing alerts and tell you which home I'd visit first and why.

A Saturday of showings

Pick one question to answer at each stop. I'll arrange access.

Explore your home-search tools

Scan or click. Save the homes that interest you.

See the home. *Understand the fit.*



Would this house work on a Tuesday?

Walk the route from the driveway to the kitchen. Picture it with groceries in February. Then tell me what works and what you still need to find out.

The home

Layout, condition and everyday use.

The setting

Access, commute and services.

The questions

Water, septic, roads and further checks.

On a rural showing, I'll ask who maintains the road and what well or septic records exist. The right specialist can help assess what the records leave open.

Look closer

Showing tips and property records

SHOWINGS

RESEARCH

An offer *with a reason.*

We'll compare a recent sale with this home, decide what the differences are worth to you and set the most you'd pay before we write the offer.



Understand → **Set limits** → **Negotiate**

Suppose the seller counters at your limit and asks for an earlier closing. I'll flag both changes so you can check the timing and cost before you answer.

You decide whether to accept, counter or walk away. I'll put your instructions in writing and present your response.

Explore Making an Offer

See how we'll handle terms and counter-offers.

CLOSING + MOVING / COORDINATION

From accepted *to at home.*



An agreement starts the next stage.

DATES + CONDITIONS

We use the signed agreement to identify each deadline, who is handling it and when we need an answer.

PEOPLE + DOCUMENTS

Your lender confirms financing. Your lawyer tells you how much money to send and when. I arrange access for agreed visits.

WALKTHROUGH + KEYS

I coordinate the walkthrough and possession details. Keys follow confirmation of legal closing.

See Closing + Moving

Your lawyer manages the legal closing.

One move. *Connected decisions.*



SELLING TOO?

Sale timing, financing and your next home.

AFTER THE KEYS

A familiar contact for what follows.

If your purchase closes before your sale, we'll put both dates on one calendar. Ask your lender when funds will be available and your lawyer about possession.

Ask me for Buyer Steps to Success. Use page 10 after a showing and page 14 before writing an offer. After the move, call if you need a property record or a local contact.

Support for what comes next

PLANNING

SELLING TOO?

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Start *with your* next move.



Send me a listing you'd like to see, or tell me the one thing your current home is missing. We can start there and plan a first visit around your schedule.

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Let's plan your purchase

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