



BROADERICK BROWN JR.

BUYER'S GUIDE

Guided with trust, every step of the way



WHO IS BROADERICK BROWN JR?

Broaderick Brown Jr. is a Houston based real estate professional who helps clients buy, sell, and invest in residential and luxury properties with clarity and purpose. He is known for guiding first time buyers, move up clients, and investors through a smooth and informed process, always aligning each decision with his clients' long term goals.

What sets Broaderick apart is his relationship driven approach and focus on wealth building through real estate. Through his work with Luxuriant Realty Group, he combines market knowledge, strategic insight, and mentorship to empower clients beyond a single transaction. His energy, professionalism, and commitment to education make him a trusted advisor in the Houston market.



"Let's make your real estate dreams come true."

WHAT TO EXPECT DURING THE HOME BUYING PROCESS



CHOOSE AGENT

- Establish Buyer Broker Agreement
- Loan pre-qualification
- Determine buyers needs



FIND A HOME

- Select location and price
- Review website listings
- View homes with agent



MAKE AN OFFER

- Negotiate terms
- Seller concessions
- Closing Date



UNDER CONTRACT

- Terms agreed upon
- Contract to title & lender
- Documents signed



CLOSING PROCESS

- Earnest deposit
- Inspection period begins
- Title report



INSPECTIONS

- All inspections performed
- Review reports
- Negotiate repairs



APPRAISAL

- Allow inspector property access
- Complete repairs promptly
- Keep home clean, ready



CLEAR TO CLOSE

- Final walkthrough
- Loan docs to title
- All parties sign docs



RECORDED

- Utilities turned on
- Get your keys
- Move in!

HOW TO PREPARE FOR HOME SHOWINGS

Seeing homes in person is one of the most exciting steps in the buying process. A little preparation can make your showings smoother, less stressful, and help you spot the home that truly feels right.

Here are some suggestions on how to have a positive experience before, during, and after showings.

BEFORE

- ☐ Get prequalified and know your budget.
- ☐ Create a clear “must-have” and “nice-to-have” list.
- ☐ Research neighborhoods and drive through ahead of time.
- ☐ Wear comfortable shoes and bring your ID (some homes require sign-in).
- ☐ Plan your schedule, allowing enough time between showings to avoid rushing.

DURING

- ☐ Keep an open mind, focusing on the layout and structure. Not just décor.
- ☐ Look beyond cosmetics (paint, carpet, staging).
- ☐ Test basics: water pressure, outlets, storage, and lighting.
- ☐ Pay attention to noise levels, natural light, and overall feel.
- ☐ Ask questions about the home, neighborhood, and HOA (if applicable).
- ☐ Write down immediate impressions before moving on to the next homes.

AFTER

- ☐ Rate each property against your must-have list.
- ☐ Compare commute times, school ratings, and neighborhood features.
- ☐ Talk openly with your agent about...

PRO TIPS

- ☐ Don't try to see too many homes in one day. Decision fatigue is real.
- ☐ Take photos or short videos to help you remember details.
- ☐ Be honest with yourself. Don't settle if it doesn't feel right.
- ☐ Trust the process. Your dream home is out there!

FINANCING

Getting your financing right is one of the most important steps in the home buying process. The choices you make before and during your loan application can directly impact your ability to close smoothly.

Knowing what NOT TO DO is just as important as knowing what TO DO. Following these simple guidelines will help you avoid surprises and keep your transaction on track.

DO

- ✓ Keep your credit stable.
- ✓ Stay in touch with your loan officer.
- ✓ Get prequalified before you go see homes.
- ✓ Send all the documents requested by the lender. Set aside money for inspection and appraisal.
- ✓ Do everything the lender requires.
- ✓ Respond to emails and calls as quickly as possible. Make sure you have the earnest and down payment.

DON'T

- ✗ Don't miss or delay bill payments.
- ✗ Don't change your marital status
- ✗ Do not change jobs.
- ✗ Do not buy new car (or you may be living in it)!
- ✗ Do not change bank accounts.
- ✗ Do not co-sign on a loan or lease for anyone.
- ✗ Do not spend money you have set aside for closing.
- ✗ Do not omit debts from your loan application.
- ✗ Do not buy furniture.
- ✗ Do not originate any inquiries into your credit.
- ✗ Do not make large deposits.
- ✗ Do not use charge cards excessively.

*When in doubt, call your loan officer before making any financial moves.
A quick conversation can save you from costly mistakes.

VENDOR PARTNERS

Buying a home takes more than just an agent and a lender. That's why I've built relationships with trusted vendor partners across the nation who can help at every step of the journey. My goal is to connect you with professionals who make the process easier, faster, and more reliable.

- ⦿ Mortgage & Lending Professionals
- ⦿ Title, Escrow, & Attorneys
- ⦿ Insurance Providers
- ⦿ Home Inspectors & Appraisers
- ⦿ Contractors & Handymen
- ⦿ Home Service Providers
- ⦿ Moving & Storage Companies
- ⦿ And more

I can introduce you to trusted partners in your area, so you never have to wonder who to call.

ACCOLADES AND TESTIMONIALS

STRATEGIC NEGOTIATOR WITH A CLIENT
FIRST MINDSET

HUNDREDS OF CLIENTS SERVED

INTEGRITY DRIVEN REAL ESTATE
PROFESSIONAL

“

Broaderick helped me find my house so easily. The process was super easy and he also manages the property for me as well!! I highly recommend him!!!
-Turista J.

”

“

Great experience!! Will keep you updated and work with you thru every step of the way ! I highly recommend for first time buyers got the best interest for you and your family in mind
-Larry H.

”

“

Very responsive and professional. Made the experience easy.
-Orlando D.

”

“

Great person to work with. He definitely works for you and not the money. I'm glad that I found him.
-Curtis R.

”

STAY CONNECTED WITH MY HOME SEARCH APP

Your easiest way to search, save, and stay ahead in the market.

With my custom home search app, everything you need is right at your fingertips. From personalized home searches and instant alerts, you'll always be one-step ahead in your buying journey.



Scan the QR code to download the app and start searching smarter.

Must Have

- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____

Nice to Have

- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____
- ☒ _____



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