

Spectrum of Services – Buyers

STRÜB RESIDENTIAL GROUP

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strub.com

Getting Started

- Telephonic or in-person interview to determine goals, timeline, wants/needs
- Provide informative printed and online resources:
 - Areas, neighborhoods, schools, culture, things to do, points of interest...
 - Conduct tour of Austin, including but not limited to home visits
 - Provide guidance and access to interim housing options, i.E. Short-term rentals

Home Search

- Customized searches on the multiple listing service
- Property email alerts
- Tours of selected homes- in person, via FaceTime and/or recorded video

Navigating the Purchase

- Referrals to established, trusted industry professionals
- Assistance with mortgage + affordability calculations
- Partnering clients with local, trusted lenders
- Provide tenacious, strong purchase negotiations
- Complete contract preparation + oversight
- Smooth transaction management:
 - Coordinate escrow services including title search and deed insurance
 - Ordering property surveys, coordinating all inspections [home, pest, boundaries, deed, title, etc.]
 - Ordering home appraisal and advising throughout the process
 - Gathering, assisting with understanding of HOA rules, bylaws, docs
- Negotiate for repairs or credits to remedy deficiencies
- Skillful intervention for dispute resolution, if needed
- Ordering and advising on home warranty options and providers
- Coordinating and conducting final walkthrough of the property
- Physically representing clients during closing and funding process

Beyond the Purchase

- Full service relocation specialist offering assistance by referral to:
 - Utilities concierge to connect all services
 - Trusted home service professionals [movers, handymen, home design consultants, + more]
 - Yearly tax appraisal evaluations and protest assistance
 - Home valuations throughout the entire life of home ownership