



JENIFER  JANNIERE

GUIDING YOU HOME

 KELLERWILLIAMS.
ARIZONA REALTY

ABOUT JENIFER JANNIERE



LICENSED REALTOR ®

ASSOCIATES OF ARTS | INTERIOR DESIGN

**" Helping clients
manifest their home
visions and dreams."**

HOURS:

ROOTED IN MINDFULNESS

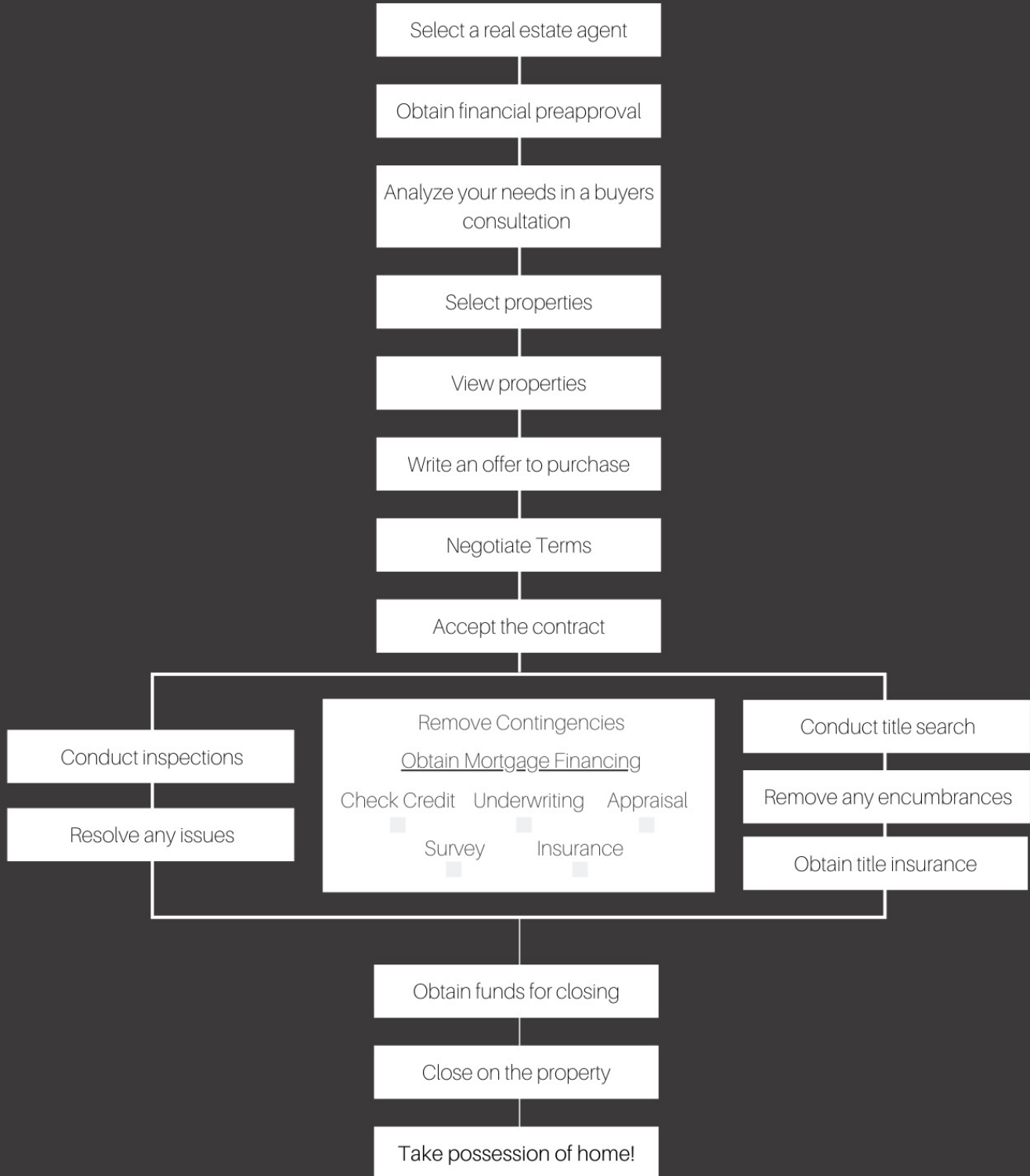
Thank you for considering me as your real estate agent! I am excited to build a relationship with you as we work towards listing your home. I pride myself on creating relationships built on trust, communication, and reliability. During our first meeting you will feel my energy and excitement towards helping you get one step closer to your goal.

For the past 7yrs I have helped multi family developers and residential clients add value and style to their properties. Now I get to use that experience to help clients stage their home (as needed) to attract more buyers. My background in interior design combined with my award wining real estate office makes me a tremendous asset for sellers.

It is incredibly fulfilling to know I am helping my clients open a new chapter of their lives. That's why I work so hard to not only sell your home, but also to handle every last detail of the selling process, from preparing your home for professional photos, to create marketing strategies to attract the right buyers.



THE HOME BUYING PROCESS





ALWAYS REMEMBER

"It's not just about the steps,
it's about who you take the
steps with"

- Unknown -



Financial Pre-Approval

CONFIDENTIAL COUNSELING

You will confidentially discuss your financial situation with your lender.

FINANCIAL OPTIONS

I work with several well respected and highly qualified financial professionals who will help you find the best financing for your specific needs.

HOMEOWNER RESPONSIBILITY

There are some fundamentals to home ownership that you'll want to be aware of, such as costs associated with maintenance and upkeep, utilities, wear and tare, etc.



Keller Mortgage

Integrated with KW technology, Keller Mortgage makes for a swift, simplified experience that expedites the process so you can move into your new home, faster. Available exclusively through KW agents like me, you'll enjoy unprecedented savings on time and money.

The ZeroPlus Loan

- Apply directly and digitally
- Simplify and expedite the process
- A Keller Mortgage exclusive
- Eliminate signing and lender fees
- Save off up to \$1,000 in closing costs
- Enjoy super-low interest rates

Financing Your Future Home

Tips to Protect Your Loan

DO:

Notify your lender of any address change, whether it's your home address or another listed on your application

Notify your lender of any salary or wage changes

Be prepared to provide proof of significant bank deposits

Acquire homeowner's insurance immediately after going under contract

Keep all forms of debt paid and in check

DON'T DO:

Make large purchases using existing credit without first talking to your lender

Apply for or acquire any additional lines of credit

Pay off, transfer, or close credit balances unless your lender instructs you to do so

Change jobs without first talking to your lender

Co-sign for another person seeking to obtain a line of credit or to make a purchase

Have-on-Hand

- ☐ A month's worth of your most recent pay stubs
- ☐ Copies of your federal tax returns and W-2's from the last 2 years
- ☐ The names & addresses of your employers over the last 2 years, compiled into one list
- ☐ Last 3 months of bank statements
- ☐ A copy of your real estate agreement
- ☐ The names & addresses of your landlords over the past 2 years
- ☐ Divorce/Separation decree
- ☐ Child support papers
- ☐ Bankruptcy, discharge of bankruptcy papers

Search and View Homes

YOUR TIME IS VALUABLE

From the moment you hire me I am here to guard what is most valuable to you. This starts with your time. This means that we will not spend time viewing homes that do not meet your needs as you've explained them. I will carefully screen each property that comes onto the market to make sure that you are seeing properties that you can buy and that fit your criteria.



HOME TOUR

When we view homes you will be given the information that is most relevant to make the right decision. This starts with precise pricing information, pertinent documents, and special notes that I've gathered on each property.



Search



Neighborhoods



Collections

Search with My App!

My app makes achieving your homeownership goals more accessible than ever before.. So much more than search, its industry-leading feature set and rich insights will prepare you to handle (and enjoy) the entire journey. Get to know my favorite features before you take it for a spin.

Search

Find your dream home in whatever way works best for you. Whether by neighborhood, school district, ZIP code, and more, my app has the tools to flex with your needs, even when your search extends nationally.

Neighborhoods

Get real-time stats on specific communities and go deeper to see what makes them tick. From the locals' favorite coffee shop to the book club that meets once a week, you'll get an idea of what it's like to actually live there.

Collections

Your search results will be filled with homes you want to save ... and some you'd rather forget. My app lets you "favorite" the homes you love and hide the ones you don't. Create Collections to organize your favorites so you can share and find them with ease and discuss with whomever you please.

Identify Your Ideal Home & Write an Offer!



Prior to Writing Offer:

1. Carefully read all documents, disclosures and other available information.
2. Conduct a Comparative Market Analysis (CMA) to accurately determine the value of the home
3. Call the Listing Agent and solicit as much information as they're willing to give us.



Writing a Strategic Offer:

1. Price
2. Closing Timeline
3. Type of Financing
4. Inspection Contingency
5. Earnest Money Amount
6. Concessions
7. Other Terms and Conditions





Due Diligence

Under Contract

Home Inspections are your opportunity to hire professional inspectors to conduct non-invasive inspection and receive a written report highlight safety concerns and deferred maintenance

Due Diligence include reviewing the title, property disclosures, tax information, code enforcement files, etc.

Lending and Title will begin to review the contracts and conducting their diligence, moving toward approval and closing, to include an **appraisal** in most cases.

Copies of all Documents will be provided to you throughout the transaction and at closing.

Timelines will be met promptly and coordination between all parties to ensure a smooth transaction.

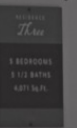
Title Insurance has two categories, *Lenders Policy* and *Owners Policy*. Most Lenders require title insurance to protect the lender. Owners Policy is highly recommended, it is a one time fee paid at closing, and it protects the buyer from several potential title issues.

Closing Costs typically range between 3-5% of purchase price. Below are examples of a few of the closing cost fees. Title will provide a list of all fees related to your purchase.

- Loan Application Fee
- Escrow Fee
- Underwriting Fee
- Processing Fee
- Origination Fee
- Document Preparation
- Closing Protection Letter (CPL)
- Tax Service Fee



CLOSING 101





Guiding You Home

As your agent I will...

- Preview inventory daily and weekly on your behalf
- Contact agents for their “coming soon” listings getting early notice
- Show you properties that match what your wants and needs
- Negotiate aggressively on your behalf
- Work with your lender and our affiliates to ensure a smooth transaction and close

Let's Recap!

Become A Qualified Buyer

Begin your Pre-Approval Process today with a Lender of your choice.

Become An Informed Buyer

Let me guide you through the entire process and arm you with the information that you need to make the most informed decision on the property that's right for you.

Become A Strategic Buyer

When it comes time to make an offer I will guide and advise you on your offer to ensure it is as strong as possible.

My Promise to You

I promise to make your individual real estate goals my priority. I will always be transparent and honest, putting your needs ahead of my own or any others.





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