

## Realtor Services

The Realtor will guide the home seller and buyer through the home buying experience focusing on:

**Listing/showing your home in the home sale experience**

**Show you homes for sale**

**Represent the home buyer/seller in arriving at the best possible sales/purchase price**

**Coordinate and expedite home inspections and closing**

**Identify mortgage companies for home financing**

The Realtor simply doesn't have the time, knowledge or ability to work with the home buyer on details of selecting the right community and HOA to fit their needs, providing a comprehensive list of questions concerning HOA governance and maintenance responsibilities, the intricacies and relationship between a home inspection and HOA responsibilities, questions to evaluate the financial health and appeal of an HOA, providing the details of how to successfully move into an HOA, identify and respond to the many financial issues between home owners and their HOA, matching the home buyer's compatibility with HOA covenants and restrictions, and working with the home buyer to ensure they receive all the needed documentation that describes the living environment within the HOA.

The HOA Home Buying Guides provides the home buyer with the tools and details others can't to ensure a comprehensive and successful home buying decision AND to mitigate the possibility of HOA Home Buying Post Purchase Blues!

Read our HOA guide "HOA Issues Rarely Discussed" and all our other guides on HOA home buying/living

## HOA Home Buying Guides

Realtor Services  
Versus Our Home Buying, Governance, and  
Ownership Guides

*Our Home Buying, Governance, Ownership Guides provide you the questions to ask and information to have when considering a home in an HOA.*

*Your Realtor simply doesn't have the in depth knowledge or time to provide you with the information in our guides!*



**Your Realtor should work with you in answering questions presented in our brochures. Ask your Realtor about completing the HOA home sale transfer fee task yourself to save hundreds of dollars or to identify any Metro District debt that could significantly increase you property taxes in the future to answer any questions you have concerning HOA maintenance responsibilities, finances, and governance issues presented in our guides. Avoid post purchase blues!**



versus

Home Buying Guides

## HOA Home Guides vs Realtor Services

### Home Buying Guides

Guides the Home Buyers in Evaluating an HOA in meeting their needs and compatibility with community standards, rules, restrictions

Identifies documents you will need and should read prior to home purchase

Guides you through the process of understanding the role of the HOA in governance and maintenance and your responsibilities

Provides you with the questions to ask about the HOAs financial condition and your financial responsibilities as a home owner

Provides you with easy to use checklists on tasks that should be completed prior to purchasing a home in an HOA

Addresses issues such as fees, assessments, fines, home closing transfer fees, buy-in assessments, HOA controls, covenants, and restrictions

HOA informational fact sheet concerning issues not thought about by home buyers that can influence your home buying decision

Information on senior and disabled living and HOAs

Your rights, protections and dispute resolution

Guide to moving into an HOA: yes it is different

Answers questions about who really manages the HOA

Home inspection checklist to identify and mitigate problems and assign financial responsibility for repairs prior to your home purchase

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