

BUYER'S STARTER KIT 2025

INNOVATING REAL ESTATE

Your 7-Step Roadmap to Finding
Your Dream Home in Connecticut



DEAR BUYERS,

Buying a home in Connecticut is an exciting journey, and at Singh Realty LLC, we are here to guide you every step of the way. To help you get started, here is your detailed 7-step roadmap to finding your dream home — designed especially for Connecticut buyers like you.

Himanshu Singh
Realtor/Founder
Singh Realty LLC

STEP 1

DEFINE YOUR PERFECT HOME CRITERIA

- List your must-haves (bedrooms, bathrooms, location, style)
- Identify 'nice-to-have' features (pool, home office, big backyard)
- Think about your lifestyle needs (schools, commute, neighborhood vibe)
- Pro Tip: Create two lists — non-negotiables and preferences — so you can decide faster

STEP 2

GET PRE-APPROVED FOR A MORTGAGE

- Understand your budget and monthly affordability
- Shop around for the best mortgage rates and terms
- Gather necessary documents (income proof, credit score, bank statements)
- Pro Tip: Pre-approval shows sellers you're serious and gives you an edge in negotiations.

STEP 3

SEARCH SMART

- Sign up for listing alerts (Singh Realty can set these up for you)
- Explore both online listings and off-market opportunities
- Drive through neighborhoods at different times of day
- Pro Tip: Ask us about 'Coming Soon' listings you won't find online yet.

STEP 4

VIEW PROPERTIES LIKE A PRO

- Take photos and notes at each showing
- Check for signs of wear, water damage, or structural issues
- Imagine your furniture in the space to test fit and flow
- Pro Tip: Bring a checklist to each viewing so you don't forget details.

STEP 5

MAKE A WINNING OFFER

- Understand recent sale prices in the area
- Factor in contingencies (inspection, appraisal, financing)
- Let your realtor negotiate strategically on your behalf
- Pro Tip: A strong offer isn't just about price — terms matter too.

STEP 6

NAVIGATE INSPECTIONS & CLOSING

- Hire a trusted home inspector
- Review the inspection report and negotiate repairs if needed
- Prepare for closing costs and final paperwork
- Pro Tip: Always attend the inspection — you'll learn valuable details about your new home.

STEP 7

MOVE IN SMOOTHLY

- Schedule movers early and label boxes by room
- Set up utilities before you move
- Do a deep clean before moving furniture in
- Pro Tip: Change your locks the day you move in for extra security.

At Singh Realty, we guide you from first showing to final key handover. Let us make your home-buying journey smooth, exciting, and stress-free.

Ready to get started? Reach out today and let's make your dream home a reality.

**Best regards,
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