

Your Boomer Broker

James Bradley

Principal Broker Licensed in OR & WA
jim@yourboomerbroker.com 971-248-3982



Roadmap

CONCERNED ABOUT SELLING & BUYING?

Some home owners who would like to move are hesitant to put their home on the market because they're uncertain how to sell and buy a house at the same time. They want to be sure their home sells in time to cover the expenses for their new home and at the same time they want to be sure they don't have to move out before they find their next home.

THE GOOD NEWS

We've been down this road before and we can guide you through a successful Sell-Buy process. There are multiple selling and buying options so we can create a unique plan that works for you. The key is advance planning. We determine your timelines and goals ... then develop a customized sell-buy plan that meets your concerns, lifestyle, and circumstances.

READY/WAIT

We get your home ready to list, but do not put it on the market until you find the home you want. To prepare, we complete the RMLS paperwork, take pictures and prepare the marketing, then we get you pre-approved for the purchase of your next home. Based on the target sell price of your current home and your pre-approval, we have a realistic budget to work with to purchase your next home. At this point, you're begin your home search and secure your new home.

LIST WITH PROTECTIONS

After completing the marketing we put your home on the market with disclosures in place to protect you. We make the sale of your home subject to your finding a replacement home. In addition, we negotiate a longer closing date and a seller-rent back. This gives you time to secure your new home and the rent-back allows you to stay in the home after closing.

SELL BUY

READY/WAIT

1. Pictures
2. Marketing ready
3. RMLS ready
4. Pre-approval
5. Buyer consultation
6. Active home search

LIST WITH PROTECTIONS

1. RMLS disclosures
2. Extended closing
3. Seller rent-back
4. Pre-approval
5. Buyer consultation
6. Offer strategies