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Dan Helwig, Inc.

REALTORS®

YOUR 10-STEP PATHWAY TO HOMEOWNERSHIP

Guiding you home with strategy, expertise, and integrity.

STEP 1

Evaluate Requirements & Budget

Review your credit score, debt-to-income ratio, and employment history to establish your monthly mortgage range and maximum purchasing limit.

STEP 2

Save for Down Payment & Fees

Accumulate your principal down payment alongside an extra 2–5% safety buffer to comfortably cover required closing costs and transaction fees.

STEP 3

Select the Right Mortgage Type

Evaluate Conventional, FHA, VA, and USDA loan options to find the structure that best aligns with your short- and long-term financial plans.

STEP 4

Get Preapproved with a Lender

Audit your financial numbers with a trusted lender to secure certified, solid proof of your purchasing power to present to competitive sellers.

STEP 5

Partner with a Local Expert Agent

Align with an expert local advocate who safely manages legal protections, uncovers local inventory, and structures sharp, competitive offer terms.

STEP 6

Begin Focused House Hunting

Explore active target neighborhoods, attend private walkthrough tours, and systematically narrow down home layouts that fit your lifestyle requirements.

STEP 7

Draft and Present a Strategic Offer

Construct a legally protective, strategic purchase contract backed by precise local market valuation data and strong terms.

STEP 8

Appraisal, Inspection & Negotiation

Uncover hidden physical and structural realities through professional inspections and secure official bank property valuations, adjusting terms as needed.

STEP 9

Conduct a Final Walk-Through

Walk the property directly before signing to confirm that all requested repairs are beautifully completed, fully intact, and matching expectations.

STEP 10

Close and Collect Your New Keys

Authorize final legal documents, securely wire remaining settlement funds, and proudly take official title to your brand-new home.

Ready to take your first step? Let's turn your homeownership goals into a reality.

Call "Stag" Today • Cell: 610-312-4232 | Office: 215.233.5000