

VIP RESOURCE • CERTAINLY SOLD

Your Complete Buyer Guide

The definitive companion to your Certainly Sold VIP Buyer experience.

Welcome

Thank you for trusting Certainly Sold with your home purchase. This guide is your companion throughout the journey — a clear overview of what happens, when it happens, and how we help at every step. Keep it handy and return to it whenever you have a question.

Our goal is simple: to help you find the right home, win it at a fair price, and close with confidence — without pressure or overpaying.

Your Buying Journey at a Glance

1. Pre-Approval — Establish your true budget and strengthen every offer.
2. Home Search — Build your wishlist and get instant new-listing alerts.
3. Showings & Tours — Evaluate homes honestly and compare with a clear head.
4. Offer & Negotiation — Craft a competitive offer backed by market data.
5. Under Contract — Open escrow, place earnest money, lock in key dates.
6. Inspection — Protect yourself from surprises and negotiate if needed.
7. Appraisal & Financing — Move final loan approval forward on schedule.
8. Closing & Keys — Final walkthrough, signatures, and keys in hand.

Financing First

Pre-approval is the foundation of a confident search. It tells you your true budget and makes your offers stand out. Our lending partner, Smart-N-Loans, walks you through it with no pressure. See the Financing & Pre-Approval Overview for the documents to gather.

Searching Smart

We set up a focused search across the full market, with instant alerts the moment new listings appear. We tour homes together, evaluate each one objectively, and help you compare options so the right home never slips past you.

Offers, Inspection & Closing

When you find the one, we analyze comparable sales and structure a competitive offer designed to win at a fair number. Once under contract, we coordinate your inspection, appraisal, and financing, managing every deadline through to a smooth closing.

Questions at any point? Call or text 407-247-1139. We are always one message away.