



Luxury Homebuyer Pre-Tour Checklist

- Proof of Funds or Pre-Approval Ready*** - Sellers of luxury properties often request financial verification before granting a showing.
- Desired Neighborhoods Identified*** - Narrow your focus to 2-3 areas based on lifestyle, schools, commute, and amenities.
- Top Priorities Clarified*** - Define your must-haves (e.g. views, privacy, outdoor space, smart home tech, architecture).
- Showing Schedule Coordinated*** - Work with your agent to confirm appointments, especially for off-market or gated properties.
- Questions Prepared for Each Home*** - Create a list of key questions about construction quality, HOA, renovations, or resale potential.
- Home Tour Essentials Packed*** - Bring a phone charger, water, pen and notepad, sunglasses, and comfortable walking shoes.
- Space to Reflect*** - Plan time between showings to review notes and compare properties thoughtfully.
- Trusted Advisor on Call*** - Have your agent, lender, or attorney available for fast feedback or offer structuring if needed.

What Makes Us Different?

- ***Off-Market Access:*** *We provide access to pocket listings and exclusive pre-market inventory.*
- ***Investment Potential:*** *Value appreciation trends by neighborhood; future resale strength of trophy properties.*
- ***Lifestyle Alignment:*** *We provide valuable knowledge of school districts, privacy, walkability, wellness features, smart tech, view orientation, and proximity to cultural or business hubs.*
- ***Monthly Carrying Costs:*** *We advise on HOA dues, luxury property insurance, property tax history, utility estimates, and upkeep.*
- ***Preferred Vendors:*** *We offer exclusive access to our personally vetted network of top-tier home inspectors and vendors.*
- ***Concierge-Level Service:*** *We facilitate every detail from inspections to move-in, design consultations, and vendor referrals.*
- ***Luxury Lending Guidance:*** *We provide our curated Luxury Lending Snapshot, offering the most current interest rate trends & mortgage updates sourced directly from industry-leading reports.*
- ***Market Timing & Price Negotiation:*** *Is this the right time to buy in that neighborhood? How to identify overvalued vs undervalued luxury listings.*
- ***Property Alerts & Market Intelligence:*** *Our buyers receive real-time access to newly listed homes in your desired areas — delivered instantly via curated email alerts.*
- ***Value & Price Insights Report:*** *We provide a tailored weekly Value & Price Insights Report, featuring a comprehensive overview of recent comparable sales and pending properties.*