



JUEL CASAMAYOR

www.LVLuxuryRealtyGroup.com

BUYER'S GUIDE

Las Vegas Luxury Realty Group-Powered
by REALTY ONE GROUP.



REALTY **ONE** GROUP



ABOUT US

Las Vegas Luxury Realty Group Powered by REALTY ONE GROUP

At Las Vegas Luxury Realty Group, our team is a charismatic group of polished experts who are dedicated to providing high-quality, personalized service that places the needs of our clients at the forefront.

Not only do we employ traditional marketing methods, but we also prioritize modern marketing strategies to ensure our clients receive maximum exposure. We embrace cutting-edge technology, leveraging its power to propel our clientele's properties to new heights in the market.

With a keen focus on client satisfaction, Las Vegas Luxury Realty Group is poised to surpass expectations and deliver exceptional results.

JUEL CASAMAYOR
S.0186022



Las Vegas Real Estate Specialist

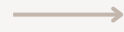
HELLO

INTRODUCING JUEL CASAMAYOR & THE LAS VEGAS LUXURY REALTY GROUP:

YOUR GLOBAL REAL ESTATE MARKETING EXPERT WHEN IT COMES TO BUYING OR SELLING REAL ESTATE IN LAS VEGAS, THERE IS ONE NAME THAT STANDS ABOVE THE REST: JUEL CASAMAYOR. AS A DISTINGUISHED REALTOR WITH REALTY ONE GROUP, JUEL BRINGS A WEALTH OF KNOWLEDGE AND EXPERTISE TO THE TABLE, MAKING HER THE GO-TO PROFESSIONAL FOR CLIENTS SEEKING A TRULY EXCEPTIONAL EXPERIENCE. AT JUEL'S FULL-SERVICE REAL ESTATE CONCIERGE, WE UNDERSTAND THE IMPORTANCE OF TOP-OF-THE-LINE MARKETING AND EXPERT CLIENT REPRESENTATION. THAT'S WHY WE HAVE PERFECTED A COMPREHENSIVE APPROACH THAT REACHES BUYERS GLOBALLY. JUEL'S STRONG ABILITY AND DEEP UNDERSTANDING OF MARKETING STRATEGIES ENSURE THAT YOUR PROPERTY RECEIVES THE ATTENTION IT DESERVES. WHAT SETS JUEL APART IS HER UNWAVERING COMMITMENT TO INNOVATION AND CREATIVITY. WHEN IT COMES TO SHOWCASING HER CLIENTS' HOMES, JUEL LEAVES NO STONE UNTURNED. WITH HER EXTENSIVE ARSENAL OF CUTTING-EDGE TOOLS AND TECHNIQUES, INCLUDING PROFESSIONAL PHOTOGRAPHY, VIDEOGRAPHY, AERIAL DRONE FOOTAGE, PROPERTY STAGING, VIRTUAL STAGING, FLOOR PLAN DESIGN, ARCHITECTURAL RENDERINGS, AND SOCIAL MEDIA MARKETING, SHE ENSURES THAT YOUR PROPERTY STANDS OUT FROM THE CROWD. JUEL'S DEDICATION TO VISUAL PRESENTATION KNOWS NO BOUNDS. BY EMBRACING THE LATEST TECHNOLOGY, SHE SURPASSES THE HIGHEST STANDARDS, DELIVERING A VISUAL EXPERIENCE THAT CAPTIVATES POTENTIAL BUYERS EVERY STEP OF THE WAY. BUT IT'S NOT JUST ABOUT VISUALS. JUEL ALSO UNDERSTANDS THE IMPORTANCE OF PROFESSIONALISM, ATTENTION TO DETAIL, AND FRIENDLY CUSTOMER CARE. HER GOAL IS TO PROVIDE AN OVERALL EXCEPTIONAL CLIENT EXPERIENCE THAT LEAVES YOU FEELING CONFIDENT AND SATISFIED. PASSIONATE ABOUT REAL ESTATE, JUEL'S UNWAVERING COMMITMENT TO HER CLIENT'S NEEDS IS EVIDENT IN EVERYTHING SHE DOES. HER CORE VALUES OF HONESTY AND INTEGRITY ARE THE GUIDING PRINCIPLES BEHIND EVERY DECISION SHE MAKES. JUEL FIRMLY BELIEVES IN DOING THE RIGHT THING FIRST AND FOREMOST, AND HER UNWAVERING ETHICAL STANDARDS.

YOUR TRUSTED LAS
VEGAS REALTOR

JUEL CASAMAYOR & the
LAS VEGAS LUXURY
REALTY GROUP



OUR TEAM

At Las Vegas Luxury Realty Group, we have fostered a culture that attracts and retains the most talented and exceptional real estate professionals. Our team is a charismatic group of polished experts who are dedicated to providing high-quality, personalized service that places the needs of our clients at the forefront.

Not only do we employ traditional marketing methods, but we also prioritize modern marketing strategies to ensure our clients receive maximum exposure. We embrace cutting-edge technology, leveraging its power to propel our clientele's properties to new heights in the market.

With a keen focus on client satisfaction, Las Vegas Luxury Realty Group is poised to surpass expectations and deliver exceptional results. Join us as we redefine excellence in the realm of luxury real estate.

Best Regards,

The Las Vegas Luxury Realty Group

HOME BUYER'S ROADMAP

01

Find Agent

Embark on your home journey guided by the expertise of a seasoned agent who'll navigate the path to your dream abode.

02

Financials

Delve into the world of numbers and possibilities as you lay the foundation for your homeownership dreams, armed with a clear understanding of your financial landscape.

03

Search

Traverse through a landscape of possibilities as you embark on the quest for the perfect home, exploring neighborhoods, amenities, and architectural wonders that align with your heart's desires.

04

Offer

Step into the exhilarating arena of negotiation and choice, where your aspirations and potential homes converge, giving rise to the exciting dance of offers and counteroffers.

05

Inspection

Illuminate every nook and cranny, ensuring your future home is a canvas of safety, functionality, and untapped potential.



REAL ESTATE TERMS

• PRE-APPROVAL

A pre-approval is the first step to obtaining a mortgage to purchase your home. The banker will perform an analysis on your income, debt, and credit-worthiness. You will need one in order to be ready to put an offer on a house.

• TITLE SEARCH

A title search will confirm that the property that is being sold in fact belongs to the seller.

• OFFER

An offer is a preliminary agreement to purchase a home, and is set between a buyer and a seller.

• APPRAISAL

An appraisal is the value that is assigned to the real estate asset based on an assessment of the asset, neighborhood, market condition, and more.

• CONTINGENCY

A contingency related to a property is when the preliminary offer is accepted, pending certain conditions set out by the seller.

• HOME INSPECTION

A home inspection is an official review of the real estate asset's current condition. They will help to determine if there is any work needed to be done to the property to bring it to normal working order.

• CLOSING COST

The closing cost is the amount that is paid, in addition to the sale price. This can include: taxes, insurance and lender expenses.

• CLOSING

The closing part of the real estate sale is when the money and keys are exchanged.

• GOOD FAITH MONEY

Good faith money is the balance of funds that are set aside into a trust or an escrow account to show the buyer is serious about the purchase.

• DISCLOSURES

The disclosures related to a property will include everything that the sellers know about the property, including any areas that need repairs.



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WELCOME TO THE FUTURE OF HOMEOWNERSHIP: YOUR JOURNEY STARTS HERE!

Unveiling a New Era in Home Buying - From
2019 to Today!

ARE YOU READY TO STEP INTO A WORLD WHERE HOMEOWNERSHIP IS MORE ACCESSIBLE, TRANSPARENT, AND EXCITING THAN EVER BEFORE? SINCE 2019, THE LANDSCAPE OF BUYING A HOME HAS TRANSFORMED, BRINGING WITH IT A WAVE OF INNOVATION THAT EMPOWERS YOU TO MAKE THE MOST INFORMED AND CONFIDENT DECISIONS.

CONTINUATION: Unveiling a New Era of Home Buying From 2019-Today!

- **Transparency Redefined**:** In this new era, the walls of mystery have come down. With advanced online tools and real-time data at your fingertips, you can explore neighborhoods, analyze market trends, and compare prices with unparalleled ease. No more guesswork – just crystal-clear insights guiding you every step of the way.
- **Personalization at its Best**:** Your dream home isn't a one-size-fits-all concept, and neither should your home-buying journey be. Tailored recommendations, based on your preferences and lifestyle, help you discover homes that resonate with your vision. It's like having a personal matchmaker for your future abode!
- **Technology Empowers You**:** From virtual tours that bring homes to life on your screen to digitally signing documents from the comfort of your couch, technology has paved the way for a seamless and convenient experience. Say goodbye to stacks of paperwork and hello to the simplicity of clicks and swipes.
- **Speed and Efficiency Unleashed**:** The days of waiting anxiously for responses and approvals are over. With streamlined processes and instant communication channels, the home-buying journey has been turbocharged. Get ready to move at the speed of your aspirations!
- **New Horizons of Choice**:** Diverse options abound, from traditional suburban houses to trendy urban lofts, eco-friendly havens to high-tech smart homes. Your dream home exists, and the time to find it is now!
- **Celebrate Your Milestone**:** Buying a home is more than a transaction; it's a celebration of a significant life achievement. Let's mark this moment together and help you take that exhilarating step toward a place you can truly call your own.
- **Your Keys to the Future Await**:** The journey from 2019 to today has reshaped the home-buying experience. Embrace the future with open arms and embark on your path to homeownership – a path that's paved with innovation, empowerment, and endless possibilities.

Let's make your home-buying dream a reality, starting today!

JUEL CASAMAYOR S.0186022



FINDING A GREAT AGENT

Finding a real estate specialist who resonates with your trust and comfort levels can be as challenging as uncovering that perfect place you envision as your forever home. This significant life investment warrants meticulous consideration, demanding an real estate professional who shares your dedication to the sale of your home. Prepare to be genuinely impressed as you witness Juel's unmatched professionalism and sincere dedication to each and every one of her clients.

|

CONTINUATION...

Finding a Great Agent

- **INDUSTRY KNOWLEDGE**

Our agents have access to a wide variety of resources that is not readily available to the public. They can help you determine the best price and time to sell.

- **SMART NEGOTIATING**

With our collective experience and expertise, we can help you negotiate the best price for your home.

- **PROFESSIONAL EXPERIENCE**

Our agents must undergo annual training and compliance to ensure that they are up to date on any changes in legal or administrative paperwork.

- **CUSTOMER SERVICE**

Our agents are dedicated to helping you answer any questions that arise from this process. We treat you, how we would like you to treat us!



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FINANCIALS



Plan your future home.

Learn about real estate budgeting and financing.

FINANCIAL PLAN

DETERMINE YOUR BUDGET

It is recommended that you stay within a budget of 3-5 times your annual income when purchasing a new home.

When determine your mortgage, don't forget other factors like: downpayment, legal fees, taxes, home inspection costs, appraiser costs, and renovation costs.



How much should your downpayment be?

A 20% downpayment is the most common, however, it is not your only option!

Have a discussion with your banker to determine what works best for your scenario.



CREDIT SCORE CHECK



Your LENDER or BANKER will perform a credit check prior to approving a mortgage and determining your interest rate. The most ideal range will be 620 or above.

The better your score, the lower the interest rate you will be charged on your mortgage.



PRE-APPROVAL

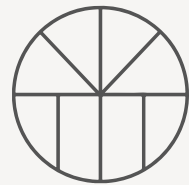
Obtaining a pre-approval on your mortgage will help you in many ways. First it will help you determine your budget, and help you stay within your means. Second it shows the seller that you are serious about purchasing a home, and that you have the funds necessary to complete the purchase.

Although you are pre-approved for a loan, does not mean that you will be guaranteed this amount in your final mortgage. You will still have to be approved for a mortgage after you have submitted an offer.

It is important not to make any significant purchases or alter your credit score in any way during this time.

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FINDING YOUR NEW HOME



LET THE ADVENTURE BEGIN: YOUR PERSONALIZED HOME
VIEWING EXPERIENCE!

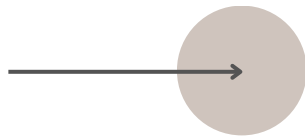
- **Unlock Your Perfect Home****: Your journey towards the ideal home just got more exciting! As we dive into the exhilarating phase of home exploration, I'm here to turn your dreams into a tangible reality.
- **Tailored to You****: Picture this – homes that align perfectly with your desires and needs. No more endless scrolling or wandering through properties that don't quite match your vision. With your guidance, I'll handpick listings that check all the right boxes.
- **Your Vision, Your Budget****: Worried about budgets and numbers? Leave that to me. Your financial comfort is a priority, and I'll make sure that the homes I present not only fit your aspirations but also respect your financial boundaries.
- **Excitement Awaits****: Bid farewell to overwhelm, and say hello to excitement! House hunting should be an adventure, a journey of discovering spaces that resonate with you. So, let's embrace the thrill and have fun while finding your new haven.
- **A Guiding Hand****: I understand that the process can seem like a maze, but worry not. I'm here to guide you through every step, offering insights, answering questions, and making sure you're empowered with the information you need.
- **Your Dream, Your Way****: Your vision is unique, and I'm committed to bringing it to life. Whether it's a cozy cottage, a modern urban oasis, or anything in between, your dream home is waiting – and I'm here to help you find it.
- **Let's Get Started****: The journey to your new home is a thrilling one, filled with possibilities and endless potential. It's time to embrace the excitement, the joy, and the thrill of finding the place where you'll create memories and build your future.
- **Open Doors to Happiness****: Your personalized home viewing experience is about to begin. Are you ready to step through the doors of your future? Let's make this journey remarkable, enjoyable, and entirely yours.

With your dreams as our guide, let's embark on this exciting home-hunting adventure together!

TOUR HOMES

Be sure to make a list of your must haves, wants, and don't cares. As you go through the viewings, make sure you check off all your must haves.

Once you find a house you love, you can make an official offer to the seller.



HOME SEARCHING TIPS

- Take photos as you go through the open houses so you remember the layout and the feel of each house you visit.
- Pay attention to features of the property that are fixed such as the neighborhood, the lot size, and the orientation of the home. Don't pay too much attention to the colors of the walls or the furniture.
- Be sure to check out the small details like the light switches, water features, and appliances to make sure everything works.

MAKE & NEGOTIATE



MAKE AN OFFER

Once you find a house you love, you can make an official offer to the seller.

Don't be afraid to make an offer below the listed price. Sellers often price higher than they would be willing to sell for.

NEGOTIATE AN OFFER

Be prepared to receive a counter-offer, and don't be afraid to bargain for your purchase.

Be sure to know what you are buying and ensure that you feel the price is fair at the end of the day.



HOME INSPECTION



Make sure that you allow for an inspection to be completed prior to the closing of the sale. It is important to know as much about your home as possible.

If anything serious comes out of the inspection, you have an option to back out of the agreement, or gives you more negotiating power.



Feel free to ask your inspector to take pictures and be descriptive in their report. You can also ask for a meeting with the inspector to better understand their findings.

Once the inspection is complete, you can discuss and negotiate with the seller any final points.



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FINAL STEPS

THE FINAL STEPS EMERGE AS LUMINOUS MILESTONES, EACH RADIATING THE ESSENCE OF ACCOMPLISHMENT. A METICULOUS INSPECTION ENSURES PERFECTION, VALIDATING EVERY CORNER OF YOUR CHOSEN HAVEN. APPRAISALS WEAVE NUMBERS INTO THE SYMPHONY, CERTIFYING THE MATCHLESS VALUE YOU'VE DISCOVERED. THE FINAL WALK-THROUGH, A DANCE OF ANTICIPATION, UNVEILS A SPACE POISED TO EMBRACE YOUR DREAMS. AND THEN, ON SIGNING DAY, WITH INK MEETING PAPER, YOU SEAL A PACT OF OWNERSHIP, PENNING YOUR LEGACY. WITH THE CLOSE OF ESCROW, THE CURTAIN DESCENDS ON THIS EPIC SAGA, UNVEILING YOUR TRIUMPHANT ARRIVAL AT THE DOORSTEP OF YOUR NEW REALITY – A CANVAS AWAITING THE VIVID STROKES OF YOUR LIFE.

APPRAISAL & APPROVAL

PROPERTY APPRAISAL

Other checks you should run prior to finalizing the purchase of your new home: 1. Appraisal
2. Property title search

Your banker will also want a formal appraisal of the home prior to issuing your loan.

Be sure to purchase home insurance for your new property!

LOAN APPROVAL

The lender will review any and all financial related forms and information prior to granting the loan.

They will review details like:

- Your income
- Credit check
- Employment status



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CLOSING & MOVING



SCHEDULE YOUR MOVE

Some things you will want to keep in mind closer to your move date:

- Movers
- Renovators/ contractors
- Utilities
- Cleaners
- Move out details



C L O S I N G

Closing is the final step for you to become the legal owner of your home. You will take a final walk-through just before closing to assure that negotiated work has been completed and everything is in working order.

The closing process itself requires a lot of paperwork and patience. Be prepared with your government issued photo ID, cashier's check and any other documents required by the title company or loan officer.

Don't forget to re-key all the locks and change the garage door opener code when the property is officially yours.

Congratulations on your new home!



Testimonials

Bought a Single Family home in Summerlin North, Las Vegas, NV.



"We had a fantastic experience working with Juel Casamayor with our recent home purchase in Las Vegas. Juel was a pleasure to work with, always professional and an excellent communicator helping us through the process and always keeping us informed. Her efforts were very much appreciated."

Bought a home in Summerlin north, Las Vegas, NV.



"Juel was awesome. We were out-of-state buyers and had limited knowledge of the local laws. She's very knowledgeable with all aspects of the buying process. She provided insight of the current market, helped us navigate the buying process, and was very responsive to our questions and needs. As our home was being built, she would send us photos of various stages of development. Even towards the end, she coordinated with the field manager and ensured the house was built to our expectations. We really appreciated her looking out for us. I would highly recommend Juel. You want her in your corner!"

Bought a home in Summerlin West, Las Vegas, NV



"My husband and I purchased our beautiful home in 2021 in Summerlin and Juel graciously guided us through the entire process. She made the experience pleasant and made sure we understood each step of the way. Juel always communicated with us in a timely manner and made us feel important to her. Juel was very patient with us as well advocated on our behalf when we needed her to- It was a pleasure working with someone not only truly professional but also kind, caring, and courteous. I would definitely recommend Juel to anyone who needs to purchase or sell a home! I still keep in touch with Juel, as it is always a pleasure to say "hello" and for her Real Estate knowledge and expertise."

Sincerely, The Wagenaar Family

Bought a home in Summerlin West, Las Vegas, NV



"We had the pleasure and good fortune of working with Juel on a recent purchase of home in the FoxTail Summerlin community. Juel is the best residential RE professional we have ever worked with. Juel's follow up is impeccable, communication skills are excellent, and she cares about her clients buying/selling experience. We are grateful for the assistance and support Juel provided us and no doubt your experience will be similar."

HOME TOURING CHECKLIST

ADDRESS: _____

DATE VISITED: _____ LISTED PRICE: _____

BEDROOMS: _____ BATHROOMS: _____ SQUARE FOOT: _____

TOTAL LOT SIZE: _____ YEAR BUILT: _____

SCHOOL DISTRICT/ NEIGHBORHOOD: _____

NOTES _____

CURB APPEAL

1

DISLIKE

2

NEUTRAL

3

4

5

LOVE

OUTSIDE

1

DISLIKE

2

NEUTRAL

3

4

5

LOVE

LOCATION

1

DISLIKE

2

NEUTRAL

3

4

5

LOVE

INSIDE

1

DISLIKE

2

NEUTRAL

3

4

LOVE

5

PRICE/ COST

1

DISLIKE

2

NEUTRAL

3

4

LOVE

5

NEIGHBORHOOD

1

DISLIKE

2

NEUTRAL

3

4

LOVE

5

NOTES

Date :

Notes :



To delve deeper into the process of
BUYING YOUR NEW HOME, reach out to
Juel without delay!

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"Elevating Excellence, Every Step of the Way."



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