

FINDING YOUR

NEW HOME

Kama Burton

Broker Associate | Moreno Valley, Ca



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 Kama@cmbrealtyservices.com

 Coming soon

CMB Realty Services

24099 Postal Ave. #205
Moreno Valley, Ca 92553

ABOUT ME



Kama Burton

Broker Associate | Moreno Valley, Ca

- Broker – Owner, CMB Realty Services
- Over 16 years experience
- Based in Riverside County
- 2021 President-Elect, Inland Valleys Association of REALTORS®
- Three children
- Teaching, Training and Coaching

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ABOUT MY CAREER

2005

Received Real Estate License

2009

Received Bachelor's Degree
– Business Management

2015

REALTOR®/Broker Associate at Pro-One Investments

2020

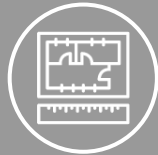
OPENED CMB Realty Services

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ABOUT CMB REALTY SERVICES



We service Riverside, Orange & LA Counties



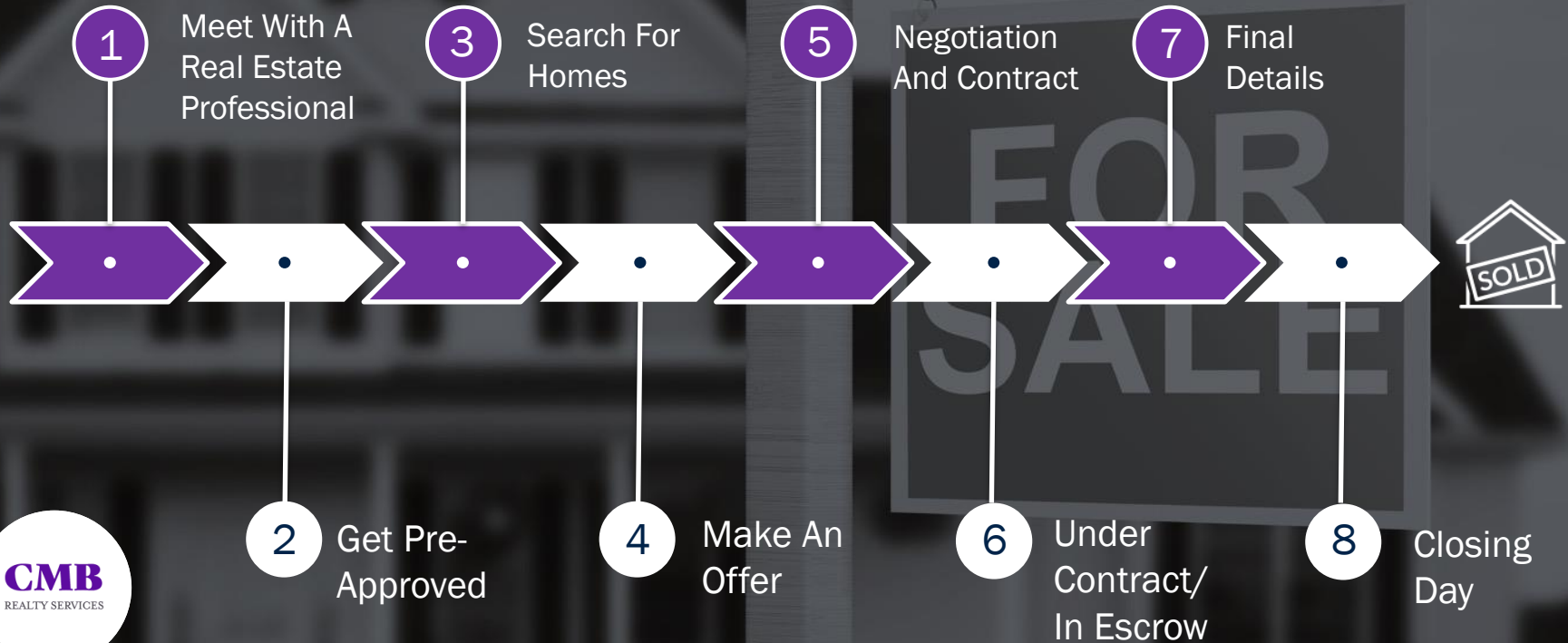
We were established September 2020



We are a Boutique Brokerage

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THE BUYER'S ROAD MAP



ARE YOU READY TO BUY?



- Steady income
- Low to medium debt
- Cash for down payment/closing
- Two months of pay stubs and bank statements
- Two years with same company or in same industry

GETTING PRE-APPROVED



- Choosing a lender
- Filling out loan application
- Approval document
 - Paystubs, bank statements, tax returns, proof of employment, 580+ credit score

YOUR HOME SEARCH



Understanding what you're looking for is a top priority. Let's talk about the features of your future home.

- Location
- Price
- Square footage
- Bedrooms
- Baths
- Style
- Features
- Schools

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SEARCH TOOLS

AGENT SEARCH

- MLS
- Agent network



CUSTOMER SEARCH

- Home Snap
- Yard signs, open houses, friends, FSBO



HIGH-TECH TOOLS

- Automated home search system



Find Listings in the Blink of an Eye

Homesnap allows you to access the California Regional Multiple Listing Service where you will have access to ALL NEW LISTINGS in real time! MORE ACCURATE THAN ZILLOW, TRULIA, MOVOTO and other real estate websites.

Search for Homes on Your Phone

▶ Google Play

🍏 App Store

TOP-RATED
REAL ESTATE APP
in the App Store



MAKING AN OFFER



- Falling in love with a home
- Seller wants
- Earnest money
- Down payment/financed amount
- Important dates
- Inclusions in home
- Offer will be accepted, counter-offered, or declined

WHEN YOUR OFFER IS ACCEPTED



- Give earnest money to escrow
- Inspection and repairs
- Appraisal
- Home insurance
- Finalize mortgage details
- Final walkthrough

CLOSING COST BREAKDOWN

These are the items that will be included in your closing cost:



- Property appraisal
- Home inspection
- Processing fee
- Underwriting fee
- Lender fee
- Loan discount fee
- Recording fee
- Escrow fee
- Title insurance
- Document preparation fees
- Escrow taxes and insurance
- Prepaid interest
- Credit report
- Transfer taxes
- Notary fee

CLOSING DAY



Kama Burton

Broker Owner | Moreno Valley, CA

This is the big day, KEY DAY!



WELCOME HOME

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IMPORTANT INFORMATION



Pictures on the MLS and other internet sites

- Only ONE required
- Don't judge based on appearance, physically view.

**Real Estate transactions are like Thumbprints,
there are NO two transactions that are the same.**



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CONTACT INFORMATION

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[Facebook.com/yourrealtorKama](https://www.facebook.com/yourrealtorKama)

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