

A STEP-BY-STEP GUIDE  
BY BRIANA BROOKINS



# The Greater Boston Home Buying Timeline





# Hello & Welcome

Buying a home in Greater Boston can feel like a lot all at once. This guide walks you through it the way I would for a friend, one clear step at a time, so you always know what is happening and what comes next.

Keep it close. By the end you will understand the whole path, from your first maybe to the keys in your hand.

*Briana Brookins*



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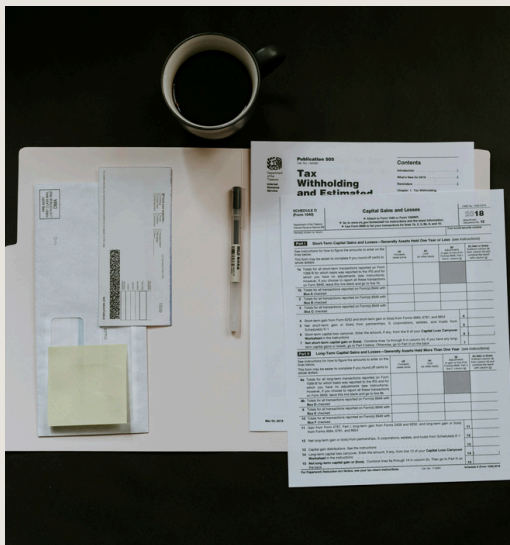
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# Get Clear on Your Budget

Everything starts with knowing your real numbers. Before you fall for a listing, sit down with a lender and get pre-approved. It tells you the honest price range you can shop in, and it makes your offer credible the moment the right home appears. I am glad to introduce you to a few lenders I trust to explain your options clearly. Plan for about one to two weeks here.





# The Search Begins

With pre-approval in hand, we get specific about what matters to you: the must-haves, the deal-breakers, and the life you want to build. Then I filter, so your inbox holds homes worth your time rather than everything on the market. This stage moves at your pace, often two to eight weeks, and it is meant to feel exciting rather than overwhelming.



# Reading a Neighborhood

A home is only half the decision. As we tour, pay attention to the street, the morning light, the walk to coffee, the feel of the block on a weekday. This is the part I love most, helping you read how a neighborhood actually lives so you choose the one that fits yours. We keep looking until something genuinely feels right.





# Writing a Winning Offer

When you find the one, we move with intention. A strong offer is about more than price. It is the terms, the timing, and the contingencies that protect you. I walk you through every line so you feel confident, not rushed. In a competitive market, strategy is what wins the home without overpaying for it. Most offers come together in a day or two.





# Under Agreement

Once your offer is accepted, you place an earnest money deposit and the real diligence begins. A home inspection tells us the true condition of the property, while your lender moves toward a mortgage commitment and orders an appraisal to confirm value. I coordinate the moving pieces and keep you informed, so this stretch feels managed rather than mysterious. Expect roughly four to six weeks.





# To the Closing Table

In the final days, we do a walkthrough to confirm the home is in the condition we agreed on. Then at closing you sign, bring your remaining funds, and officially become the owner. It is a big moment, and I will be right there with you. From accepted offer to keys, most purchases close in about thirty to sixty days.



# After You Close

The keys are only the beginning. Now comes the part I care about most: settling in and building a life here. I will share my trusted people, my favorite local spots, and whatever help you need to feel at home. This is where the relationship really starts, and I am glad to keep being your person for it.



LET'S FIND THE ONE  
AND MAKE IT YOURS



# Ready to Start Your Home Search?

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