

A bright, minimalist room with a white door on the left, a window on the right, a gold-framed mirror leaning against the wall, a potted plant on the floor, and a hat hanging on the wall. The room has light-colored walls and a wooden floor.

Buyer's Guide

lets find your perfect place

Welcome to your Buyer's Guide

Finding the one...
home or investment

Savannah Lyn
Real Estate Agent

Keller Williams Realty Tacoma

 5099983410

 savannahbinschus@kw.com

 www.savannahlynproperties.com



Who I Am



Hi, I'm Savannah Lyn—a real estate agent, permitting guide, and born-and-raised Pacific Northwesterner with a heart for helping people find not just a home, but a place where they truly belong.

I grew up in Gig Harbor, and after living in places as far away as Egypt and China, I now call Tacoma home—surrounded by the ocean air, evergreen trees, and mountain views that make this corner of the world so special. There's nowhere else I'd rather build a life, and I love helping others do the same.

Whether you're buying your very first home or looking for a forever place that fits your evolving season of life, I'm here to walk with you every step of the way. My background in zoning and permitting means I bring an extra layer of insight—so you're not just seeing what's on the market, you're seeing what's possible. I love helping buyers dream bigger and feel more confident in their choices—whether that's navigating a tricky property, spotting potential, or simply understanding what comes next.

But more than anything, my goal is for you to feel safe, supported, and seen throughout the entire process. I know buying a home is deeply personal—it's about your people, your future, and the life you're building. That's why I treat every client like a friend. Because at the end of the day, this isn't just a transaction. It's a turning point.

And I'm honored to be the one holding the light as you take that next step forward.

Buyer Services



- ◎ Create a customized home search
- ◎ Advertise your needs to potential sellers
- ◎ Prepare Comparative Market Analysis
- ◎ Assist with negotiating offer price and terms
- ◎ Suggest home inspectors. Attend home inspection
- ◎ Advocate for you and your best interest
- ◎ Prepare and explain all necessary documents
- ◎ Answer any and all questions you have. If I don't know the answer, I will find it!



- ◎ Local Expertise
Born and raised in the PNW, I know the neighborhoods, market trends, and hidden gems.
- ◎ Smart Search Strategy
I quickly narrow down homes that fit your needs and budget saving you time and energy.
- ◎ Full-Service Support
I handle scheduling, showings, and research so you can focus on finding the one.
- ◎ I can research and provide information on almost any property listed for sale. A home does not have to be listed in order for me to get detailed information.
- ◎ Heartfelt Guidance
This isn't just a transaction—I care deeply about your journey and goals.

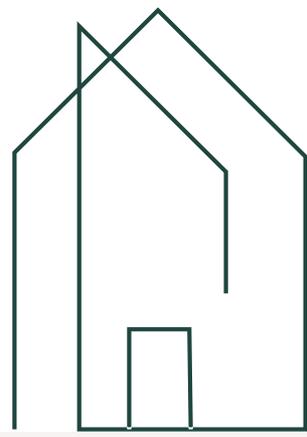
FINDING THE HOME THE ONE THAT FITS YOUR LIFESTYLE, YOUR NEIGHBORHOOD DREAMS, AND YOUR BUDGET IS NO SMALL TASK. THAT'S WHY I'M HERE TO MAKE IT FEEL A WHOLE LOT EASIER (AND EVEN A LITTLE FUN).



My

Value to you

The Buying Process



Meet your agent

Discuss what you're looking for in a new home

1

Offer and Negotiate

We'll prepare and offer with your price and terms, then submit. If needed, we'll negotiate

4

Get Pre-Approved

Find a budget that is comfortable for you

2

Due Diligence

Home Inspection, appraisal, etc. This is where you get to learn all about the home

5

Look at Homes

We'll search online and go see your top choices in person

3

Closing

Everything is finalized and signed. You're a homeowner!

6

Additional Expenses

Home Inspection	\$300-\$700+
Sewer Scope	\$100-\$250
Appraisal	\$500+
Total Closing Costs	~1-2% of Purchase Price
Earnest Money	~1% of Offer Price

Whether you're financing or paying cash, there will most likely be expenses during your transaction that will need to be paid. Some may be rolled in to your mortgage, some will need to be paid out of pocket. Your lender will be able to give you further detail as they all have different requirements.

These figures are provided to give you a rough idea of what to expect. Costs and fees will vary.



Questions to ask your Lender

- ⊙ What type of loan fits you best?
- ⊙ What are all of the costs and fees?
- ⊙ What is the difference between pre-approval and pre-qualify?
- ⊙ What are the current interest rates and Annual Percentage Rates?
- ⊙ What are discount points and origination fees?
- ⊙ Do you guarantee on time closing?
- ⊙ What is the timeline to fund a loan?
- ⊙ Do you offer loan rate locks?
- ⊙ Do you have in-house underwriters?
- ⊙ What do you expect of me as your client?

Need help finding a trusted lender?
I can help with that, too!

My Ideal

Home



MUST HAVE

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NICE TO HAVE

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PREFER NOT

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DEFINITELY NOT

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NO. OF BEDROOMS

NO. OF BATHROOMS

SQUARE FOOTAGE

GARAGE SIZE

AREA(S) / NEIGHBORHOOD

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NOTES: