



# RELOCATION SERVICES

## Meet Samantha (DiPilato) Bennett & Table of Contents



Sam has a passion for helping clients find their dream homes. With over a decade of experience in the residential industry, she has developed a streamlined process that makes buying or selling a home a stress-free experience for her clients.

Her background in interior design gives her a unique perspective on the real estate industry. She understands the importance of finding a home that not only meets a client's practical needs but what can be done to reflect their personal style and taste. She works closely with her clients to understand their needs and preferences, ensuring that they find a home that they love and that matches their lifestyle.

One of her key strengths is her caring and compassionate nature. She understands that buying or selling a home can be an emotional process, and she is available 24/7 to offer support and guidance. Her ability to empathize and put other's needs first has earned her a loyal following of satisfied clients.

In addition to her caring nature, Samantha is also a highly intelligent and hard-working real estate agent. She stays up-to-date on the latest trends and changes in the real estate industry, allowing her to provide the most accurate and relevant information. She is a skilled negotiator and is always looking for ways to get the best possible deals for her clients. Her dedication has earned her a reputation as a trusted and well-respected agent.

In her spare time, Samantha enjoys a home-diy project, loving on her english bulldogs, and spending time with her family and friends. She is an active member of her community and is involved in several charitable organizations that support the arts and the city.

Visit <https://www.zillow.com/profile/Samantha%20DiPilato> to see what her past clients have to say about their personal home journey with Sam.

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# RELOCATION SERVICES

## The 5 Best Relocation Tips

Relocating can be an exciting but overwhelming experience, especially if you're moving to a new city or state. As a real estate agent with years of experience in relocation services, I know firsthand the challenges that come with finding a new home in an unfamiliar location. That's why I'm here to share some tips and insights on how to make your relocation process as seamless and stress-free as possible.

### 1 START EARLY.

One of the most important things to do when relocating is to start planning early. This will give you ample time to research potential neighborhoods, schools, and other important amenities. It's also important to start looking for a real estate agent who specializes in relocation services. They can help you find a home that fits your needs and budget.



### RESEARCH YOUR DESTINATION 2

Before moving, it's important to research your destination thoroughly. This includes learning about the cost of living, climate, and local culture. This information can help you make an informed decision about what to expect when you get there.

### 3 SET A REALISTIC BUDGET

Moving can be expensive, so it's important to set a realistic budget that takes into account all the costs associated with relocation, including travel, housing, and moving expenses. Your real estate agent can help you find a home that fits your budget and lifestyle.



# 4 HIRE A PROFESSIONAL MOVING COMPANY.

If you're planning to move a long distance, consider hiring a professional moving company. They can help you pack and transport your belongings safely and efficiently. This can help reduce the stress and hassle of moving and ensure that your items arrive at your new home in good condition.



# USE A RELOCATION PACKAGE 5

Many companies offer relocation packages to their employees, which can include assistance with housing, moving expenses, and other costs associated with relocation. If your employer offers a relocation package, take advantage of it. This can help reduce the financial burden of moving and make the process much easier..

At the end of the day, relocating can be a daunting task, but with the help of a skilled real estate agent, you can find the perfect home in your new city. With proper planning and preparation, your relocation experience can be a positive and exciting adventure.

# BUYER'S GUIDE

## The Designer Home Buying Worksheet & Home Tours Checklists

### desired move-in date

#### NEW HOME CONSULTATION

The goal of this virtual meeting is to listen and understand what you are looking for in a home and share our real estate process further. Skip this step by scheduling [home tours](#) or [virtual home tours](#) online now! Text 503-479-4873 to book your new home consultation or [schedule online now!](#)

date

time

#### HOME TOURS

We will help you to select 3-5 properties that meet your criteria of needs. Our objective is to arrive at the perfect property for you! Turn to page 5 for a place to take detailed notes on each property!

date

start time

1

street address

city

time

2

street address

city

time

3

street address

city

time

4

street address

city

time

5

street address

city

time

#### SUBMIT AN OFFER

We have found the perfect property - now it's time for Sam to negotiate on your behalf. Our knowledge from over 15 years in the residential industry helps prepare the best deal to get you the home. Once we have prepared the contracts we will send you an easy-to-understand outline going over the details of the offer for you to review along with the contracts to sign.

### WHAT WE NEED BEFORE SUBMITTING

- PROOF OF FUNDS OR PREAPPROVAL LETTER**  
Need a lender? I have a referral that my client's have had great success with - best rates, timelines & very competitive pricing!
- BEST EMAIL ADDRESS TO SIGN CONTRACTS**  
You will be signing docs online, everyone on the legal contracts will need to provide their own email address. Please text/email Sam.
- LEGAL NAMES OF ANYONE THAT WILL BE ON TITLE**  
Sam will use these to prepare the contracts. Please text/email Sam and talk to your lender about limitations per your loan guidelines.
- RESPONSIVENESS/OPEN COMMUNICATION**  
The first 2 weeks after submitting an offer can feel demanding. Sam is here to hold your hand and make sure all of your concerns are addressed.

#### UNDER CONTRACT

WAHOO! Our offer was accepted! Our goal is to get the below list completed and you into your new home in 30 days or less! Below are the next steps you can anticipate but Sam will be there to hold your hand through every step of the process.

- EARNEST MONEY** This is a deposit secures the property is under contract with you and no other prospects. It is refundable under multiple objections but it is important we follow the deadlines of the contract. Sam will keep you in the loop every step of the way
- INSPECTIONS** We can help you to find a licensed inspector to examine your home. After the inspection we have an opportunity to negotiate within our contract based on the findings. Inspection fees are paid directly to you inspector.
- APPRAISAL** An appraisal is ordered through your financing company, the cost is typically included with your loan closing costs. You pay the lesser of the appraisal or contract.
- UNDERWRITING APPROVED CONGRATS!** Your loan is officially secured!
- CONTRACT SIGNING** Time to dot the "I"s and cross the "T"s - this is the legal signing over of your property before the title company sends your documents over to the county to record! This is typically within a week of closing.

#### HOMEOWNERSHIP!

Once your loan has been funded and the county has recorded your title, that's it! You're official a homeowner!

# HOME TOURS CHECKLIST

Completing everything on this list will not only ensure you have the best day of touring possible but also that you have all of your ducks in a line so you don't miss out on your perfect home!

HOW MANY BEDROOMS DO YOU **NEED**: \_\_\_\_\_

HOW MANY BATHROOMS DO YOU **NEED**: \_\_\_\_\_

HAVE YOU DECIDED ON A DESIRED LOCATION? \_\_\_\_\_

KEEP IN MIND: SCHOOL RATING, DRIVING DISTANCE FROM WORK, NEARBY PARKS, WALK-ABILITY? YOU CAN CHANGE A HOUSE, YOU CAN'T PICK IT UP AND MOVE IT.

WHAT ARE YOUR NON-NEGOTIABLES (ATTACHED VS DETACHED, HOA, GARAGE, YARD):  
\_\_\_\_\_

WHAT IS ON YOUR WISH-LIST (WHAT ARE YOU WILLING TO GIVE UP TO BE A HOMEOWNER)  
\_\_\_\_\_

HAVE YOU DETERMINED YOUR BUDGET RANGE: \_\_\_\_\_

ARE YOU PAYING CASH OR LENDING? DO YOU HAVE A PREAPPROVAL LETTER YET?  
A LENDER WILL HELP YOU DETERMINE A COMFORTABLE PAYMENT, UNFORTUNATELY THE ONLINE CALCULATORS CAN'T ALWAYS GIVE YOU AN ACCURATE EST. PAYMENT.  
CALL/TEXT SAM IF YOU WOULD LIKE HELP WITH A LENDER REFERRAL! 503-479-4873

PRO TIP BONUS POINTS!!!

MAKE SURE YOUR TANK HAS GAS! OUR APPOINTMENTS ARE SET BACK-TO-BACK AND ONLY ACCOUNT FOR DRIVE TIME.

PACK SNACKS! IT'S WAY MORE FUN TO LOOK AT HOUSES WHEN YOU'RE NOT HUNGRY OR THIRSTY!

WEAR SHOES THAT ARE EASY TO SLIP ON AT OFF. A LOT OF HOMES WE ENTER WILL ASK US TO PLEASE REMOVE OUR SHOES!

# BUYER'S GUIDE

showing notes

1 address: \_\_\_\_\_  
PROS: \_\_\_\_\_ CONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COULD YOU SEE YOURSELF IN THIS HOME?

address: \_\_\_\_\_ 2  
PROS: \_\_\_\_\_ CONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOES THIS MAKE SENSE FOR YOUR FAMILY?

3 address: \_\_\_\_\_  
PROS: \_\_\_\_\_ CONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ARE YOU SICK OF PAYING SOMEONE ELSE'S MORTGAGE?



4

address: \_\_\_\_\_

PROS:

CONS:

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WHAT ARE THE LONG TERM BENEFITS OF INVESTING IN A HOME?

address: \_\_\_\_\_

PROS:

CONS:

5

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WHICH HOME DO YOU WANT TO PUT AN OFFER ON?

address: \_\_\_\_\_

WHY YOU DESERVE THIS:

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SO EXCITED FOR YOU SOON-TO-BE HOMEOWNER!

# LISTING GUIDE

6 simple steps to achieve top dollar for your home.

## 1 INITIAL LISTING CONSULTATION

Meet your professional listing agent to discuss the expectations for your home. Together we will outline the steps and identify everything included in your custom listing plan. Have your calendars ready at this appointment – we will be selecting dates for the important upcoming deadlines. This meeting is 45 minutes to 2 hours. If we are a perfect match, we will be putting your home measurements into the computer to start the staging process.

### STAGE MEASURE

DATE/TIME:



## STAGING REVEAL 2

Included in every listing is Sam's professional designer eye. She will hand over the staging plans to best showcase your things in your home. At this meeting we will also review pages 4 & 5 "Ready-for-Market" and "Showing Reminders" checklists.

### STAGE REVEAL

DATE/TIME:

## 3 PHOTO/VIDEO SESSION

Our professional photography team lead by our own in-house professional videographer and agent, Travis, will be there day after your staging is complete. Travis will ensure each picture highlights the most excellent attributes of your home. Your photo package will include interior & exterior photos, video tour and drone footage if applicable.

### PHOTO/VIDEO SESSION

DATE/TIME:



# 4 ACTIVE ON THE MARKET!

Today is the big day! In addition to being listed on the largest Multiple Listing Service in your market your home will also be shared nationwide on eXp Realty's Workplace Group which has nearly 50,000 active agents! We request feedback on your home from every agent that walks through your door and will be sharing this live information with you. When offers come rolling-in the team reviews all contracts and organizes them into a presentation. We then coach you to make the best decision for you and your family.

## ACTIVE ON MARKET

DATE/TIME:



# OFFER ACCEPTED

Throughout the transaction we continue to negotiate on your behalf to make certain you net the top dollar for your home. Our process paired with relationships in the industry support in our smooth and on-time closings.

# 5

## OFFER ACCEPTED

DATE:

# 6 CLOSING

Cheers!! Now, let's get you paid! Be sure to key us in on your next move – don't be surprised to come home to a few goodies on your doorstep from time to time!



## CLOSING

DATE/TIME:

# LISTING GUIDE

## Ready-for-Market & Showing Reminders Checklists

### READY FOR MARKET CHECKLIST

Collaboration and communication is the key to our marketing strategy. This checklist is your timeline and will keep you on-track every step of the way. You are a big component to our successful launch - you drive the timeline. With your help and dedication we can have you effectively listed in as little as 4 days from our Initial Listing Consultation.

- INITIAL LISTING CONSULTATION  
date/time:
- STAGE MEASURE:  
date/time:
- STAGING REVEAL (PLANS WITHIN 24 HOURS AFTER SIGNING LISTING AGREEMENT)  
date/time:
- STAGE READY HOME (DUE ONE DAY PRIOR TO PHOTOS)  
date:
- PHOTO SESSION  
date/time:
- FINAL PHOTOS RECEIVED (48 HOURS AFTER SESSION)  
date:
- MARKETING MATERIALS COMPLETED  
date:
- SHOWING READY (DUE ONE DAY PRIOR TO ACTIVE ON MARKET)  
date/time:
  - CUSTOM FLYERS PRINTED AND DELIVERED
  - BOOT COVERS / SANITIZER BASKETS DELIVERED
  - YARD SIGN INSTALLED
  - HIGH-SECURITY LOCK BOX INSTALLED
- ACTIVE ON MARKET  
date:
  - LIVE ON MLS (CONNECTS IMMEDIATELY TO ZILLOW, REALTOR.COM, REDFIN, ETC!)
  - POSTED ON EXP WORKPLACE (OVER 50,000 ACTIVE AGENTS!)
  - SOCIAL POSTS TO OUR PERSONAL SPHERE (10,000+ POTENTIAL BUYERS)

# SHOWING REMINDERS CHECKLIST

We all know first impressions are everything, but we are realistic and know this list can feel overwhelming. Our clients would tell you “the more you focus on completing the items on this list for every showing, the less you will have to show your home.” Your buyer will want a home that is well taken care of. This list will show them how much you loved them home and so will they!

- ALL GARBAGE CANS ARE EMPTIED
- ALL COUNTERTOPS AND SURFACES ARE WIPED DOWN
- BEDS ARE MADE AND ALL SPACES ARE TIDIED
- DISHES ARE PUT AWAY - NO DIRTY DISHES
- PET BOWLS/BEDS/LITTER BOXES/TOYS ARE CLEANED AND HIDDEN AWAY
- PET ARE TAKEN WITH YOU - IF POSSIBLE DO NOT LEAVE PETS AT HOME
- FLOORS ARE SWEEPED AND VACUUMED
- BURNT OUT LIGHT BULBS ARE REPLACED AND STAGING LIGHTS ARE ON
- PERSONAL INFORMATION AND IMAGES ARE PUT AWAY
- DRIVEWAY IS CLEARED (NO CARS, TRASH CANS, TOYS, ETC)
- BATHROOMS ARE CLEANED (INCLUDING TOILETS CLEANED AND SEATS DOWN)
- NO DIRTY LAUNDRY - HAVE THIS CLEANED/PUT AWAY OR VERY HIDDEN (IN BASKET IN CLOSET)
- CLOSETS & REFRIGERATOR ARE ORGANIZED (PANTRIES, LINEN, STORAGE AND BEDROOMS)
- PRO TIP BONUS POINTS!!!
  - GARAGE IS ORGANIZED! MAKE SURE THAT ALL OF YOUR BOXES FROM DE-CLUTTERING ARE STACKED NEATLY AND LABELED - THIS HELPS WITH YOUR NEXT MOVE TOO!
  - STICK WITH THE STAGING PLAN! WE KNOW IT'S HARD TO LIVE A WAY YOU ARE NOT USED TO BUT IT'S EVEN HARDER HAVING TO HAVE A HOME SHOWING-READY FOR LONGER
  - POUR A LITTLE CLEANING SOLUTION OR BLEACH DOWN EACH OF YOUR DRAINS RIGHT BEFORE YOU LEAVE FOR YOUR SHOWINGS - THE SCENT SUGGESTS “CLEANED”

# RELOCATION SERVICES

## Yearly Home Maintenance Checklist & Local Resources

### Yearly Home Maintenance Checklist.

#### *MONTHLY*

1. Test Smoke & Carbon Monoxide Detectors
2. Clean Garbage Disposal
3. Clean Range Hood & Filter
4. Replace HVAC Filters (every 3 months)
5. Test Home Alarm System
6. Deep Clean Refrigerator & Freezer

#### *SUMMER*

1. Clean Grill
2. Re-mulch
3. Exterior Paint Touch-ups
4. Clean Dryer Vent
5. Clean Refrigerator Coils
6. Sanitize Trash & Recycle Bins

#### *WINTER*

1. Protect Entries (mats, & weather stripping)
2. Winterize AC Unit
3. Humidifier Maintenance
4. Secure Exterior Steps & Handrails
5. Check Crawlspace After First Long Rainfall
6. Check-In with Your Realtor on RIO Home Projects!

#### *SPRING*

1. Clean Gutters
2. Inspect Roof
3. Service Conditioning System
4. Wash Outside Windows & Siding
5. Start Lawn/Yard Care
6. Reseal Exterior Woodwork
7. Test Irrigation System
8. Sharpen lawnmower blades
9. Deep Clean Baseboards, Walls & Trim Work

#### *FALL*

1. Service Heating System
2. Chimney Sweep
3. Store Outdoor Furniture
4. Seal Door & Window Cracks
5. Turn-Off Outdoor Water
6. Winterize Sprinkler System
7. Rake Leaves
8. Clean Gutters
9. Overseed & Aerate Lawn
10. Check Attic Vents

**Abatement,  
Remediation and  
Environmental Testing**

Alpha Environmental Services  
503-676-6327  
info@alphaenvironmental.net  
<https://alphaenvironmental.net/>

**Drone Footage**

The PNW Journey

**Jamie Dickinson**

360-231-7787  
jamie@designer-realestate.com

**Electrician**

Route 26 Electrical Inc

**Garrett Kitchen**

503-730-0584  
garrett.route26electric@gmail.com  
<https://www.route26electrical.com/>

**Handy Man**

Ravishing Construction

**Sam Lopez**

503-754-4679

**Home Inspections**

Frisbie Home Inspections

**Stan Frisbie**

503-453-6653  
sfrisbie@inspectoregon.com  
<https://www.inspectoregon.com/>

**Home Warranty**

American Home Shield

888-682-1043

<https://www.ahs.com/>

**House Cleaning**

Meticulous Cleaning

**Suzanne Dennis**

503-347-3765  
suzyquzie1962@gmail.com

**HVAC**

Petra Heating and Conditioning

503-253-3263

<https://www.petraheat.com/>

**Interior Design**

Designer Connected

**Sam DiPilato**

970-215-2523  
info@designerconnected.com  
<https://www.designerconnected.com/>

**Mortgage Lending**

Designer Mortgage Services

**Tia Bennett**

303-358-6089  
tia@blueprintmortgagegroup.com

**Movers**

Tu Paquete Happy Moving Service

971-895-1854

tupaquete2@gmail.com

**Painter**

Ravishing Construction

**Sam Lopez**

503-754-4679

**Photography**

Virtuance

844-443-7325

info@virtuance.com

<https://www.virtuance.com/>

**Plumber**

Universal Plumbing Co

**David Oakley**

503-816-3004  
oakleydavidr@gmail.com

**Radon Testing**

Frisbie Home Inspections

**Stan Frisbie**

503-453-6653  
sfrisbie@inspectoregon.com  
<https://www.inspectoregon.com/>

**Real Estate**

Designer Real Estate Group

**Sam DiPilato**

503-479-4873  
sam@designer-realestate.com  
<https://www.designer-realestate.com/>

**Remodeling**

Designer Connected

**Sam DiPilato**

970-215-2523  
info@designerconnected.com  
<https://www.designerconnected.com/>

**Roofing Specialist**

Northwest Roof Maintenance Inc

503-740-4808

<https://northwestroof.com/>

**Septic Inspections**

Lil' Stinky- Complete Septic Service

503-263-6236

inspections@lilstinky.com

<https://lilstinky.com/>

**Sewer Scope**

Sewer Tech NW

**Jeff Marshall**

503-998-3212  
sewertechnw@gmail.com

**Staging**

Designer Connected

**Sam DiPilato**

970-215-2523  
info@designerconnected.com  
<https://www.designerconnected.com/>

**Structural Engineering**

Rapid Soil Solutions

**Mia Mahedy-Sexton**

503-816-3689  
mia@rapidsoilsolutions.com

**Title & Escrow**

Lawyers Title

**Lindsay Graham**

503-535-5017  
lindsay.graham@ltic.com  
<https://oregon.ltic.com/Lindsay-Graham>



# DESIGNER

REAL ESTATE GROUP

let's see what's possible



503.479.4873

[www.designer-realestate.com](http://www.designer-realestate.com)

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