



BUYING WITH ABODE

REAL ESTATE





ALWAYS IN TOUCH

"Thomas was amazing. He was there for me every step of the way. He impressed me with his knowledge and was extremely professional."

- Jon F


In a world where everyone insists on Zoom calls and text messages, we value a phone or even in-person conversation whenever possible.

843.452.3415

thomas@abodecharleston.com

THE ABODE WAY

1. Ethics. This is our driving force. The Golden Rule 10X.
2. Empathy. Life is tough enough. Let us handle this.
3. Charity. Our community is only as good as we make it.



**“THOMAS WAS INCREDIBLY
ACCOMMODATING DURING THE
ENTIRE HOME BUYING PROCESS.
WE GREATLY APPRECIATE ALL
HIS HARD WORK AND
DEDICATION!”
-JOSEPH J.**

YOUR JOURNEY HOME



1) ONBOARDING MEETING

Discuss the type of home and neighborhood you're looking for, including price, location and any amenities you may want to consider.

2) GET PRE-APPROVED

Local lenders are the best and we have a few we strongly recommend. This step allows you to know how much home you can afford. You'll need your tax returns, pay stubs and bank statements ready to roll for the buying process.

3) SEARCH FOR HOMES

Here is the fun part. We get to tour neighborhoods and walk through homes to find just the right fit.

We have the tools and systems to ensure you see every available home that meets your wants and needs and we can even see homes that are off the market.

4) MAKE AN OFFER

We go through the contract with you to make sure we get it tailored to your comfort and objectives.

5) NEGOTIATION AND CONTRACT

This is sometimes the buyers' least favorite part. We do this for a living so trust in us to give you the best advice that ensures you end up with the house for the best deal possible.

6) CONTINGENCIES

Perform due diligence, order the appraisal, conduct an inspection, request repairs if necessary.

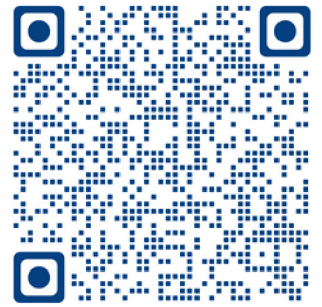
7) CLOSING

This is the transfer of funds and ownership. An attorney will act as an independent third party to facilitate the closing.

8) CONGRATULATIONS!

Let the unpacking and memories begin!

KEY QUESTIONS



RATHER COMPLETE THIS ONLINE?
SCAN THE QR CODE

WHAT IS THE MOST IMPORTANT THING ABOUT "HOME" FOR YOU?

ARE NEIGHBORHOOD AMENITIES IMPORTANT TO YOU? IF SO, WHAT AMENITIES WOULD YOU LIKE TO HAVE IN YOUR COMMUNITY?

IS THERE A SPECIFIC PART OF OUR AREA THAT YOU PREFER?

WHAT ARE THE MINIMUM REQUIREMENTS FOR # OF BEDROOMS, BATHS, SQUARE FOOTAGE?

WHAT IS THE MINIMUM REQUIREMENT FOR THE SIZE OF YOUR YARD?

IS THERE A SPECIFIC SCHOOL OR SCHOOL DISTRICT YOU'D PREFER TO LIVE IN/NEAR? IF YES, WHICH SCHOOL DISTRICT(S)?

HAVE YOU BOUGHT OR SOLD A HOME IN THE PAST? IF YES, HOW LONG AGO AND WHERE?

DO YOU NEED TO SELL A PROPERTY BEFORE YOU CAN PURCHASE ANOTHER? (Y/N/ON MARKET)

HOW SOON DO YOU WANT/NEED TO BE IN A NEW HOME?

ARE YOU INTERESTED IN A NEW HOME, A RESALE HOME, OR BOTH?

9 REASONS

TO WORK EXCLUSIVELY WITH US

- 1) We work for you exclusively.
- 2) You get access to homes that aren't available in a simple internet search.
- 3) We negotiate for a living.
- 4) You get a full understanding of home values in each neighborhood. We see the market changes and make recommendations.
- 5) If you work with more than one realtor, you risk being misaligned with your goals. Building a strong bond with a local expert ensures your goals are met.
- 6) Your needs are put first, since we're the agent authoring the contract.
- 7) You get a partner (us!) to be there with you for your home inspection, appraisal, walkthrough, and closing.
- 8) We are always a phone call away. You will have unlimited access to your real estate expert 24/7 to ensure you get the service you deserve.
- 9) You have full access to education - we do this every day. We know what's going on in the market and will use that knowledge to help set expectations and prepare you to win a potential bidding war on your dream home.



OUR TEAM



Thomas Davis,
Broker In Charge

of Moves: 32

Jacquelyn Gatti,
Sales Executive

of Moves: 8

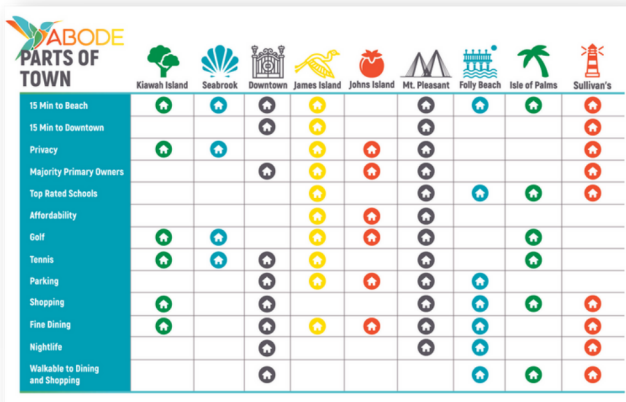


Melissa Barker,
Chief Marketing Officer

of Moves: 5

HELPFUL RESOURCES

Head over to our site for useful downloads to assist in the home buying process:



The 'Parts of Town Cheatsheet' is a grid comparing various neighborhoods across 14 criteria. Each cell contains a colored star icon: green for 'Good', blue for 'Fair', yellow for 'Average', red for 'Poor', and black for 'Not Available'.

	Kiawah Island	Seabrook	Downtown	James Island	Johns Island	ML Pleasant	Folly Beach	Isle of Palms	Sullivan's
15 Min to Beach	Green	Blue	Black	Yellow	Black	Black	Blue	Green	Red
15 Min to Downtown	Black	Black	Black	Yellow	Black	Black	Black	Black	Red
Privacy	Green	Blue	Black	Yellow	Red	Black	Black	Black	Red
Majority Primary Owners	Black	Black	Black	Yellow	Red	Black	Black	Black	Red
Top Rated Schools	Black	Black	Black	Yellow	Red	Black	Blue	Green	Red
Affordability	Black	Black	Black	Yellow	Red	Black	Black	Black	Black
Golf	Green	Blue	Black	Yellow	Red	Black	Black	Green	Black
Tennis	Green	Blue	Black	Yellow	Red	Black	Black	Green	Black
Parking	Black	Black	Black	Yellow	Red	Black	Blue	Black	Red
Shopping	Green	Black	Black	Yellow	Red	Black	Blue	Green	Red
Fine Dining	Green	Black	Black	Yellow	Red	Black	Blue	Black	Red
Nightlife	Black	Black	Black	Black	Black	Black	Blue	Black	Red
Walkable to Dining and Shopping	Black	Black	Black	Black	Black	Black	Blue	Green	Red

Parts of Town Cheatsheet



Explore Parts of Town



Weekender's Guide



SCAN TO ACCESS

Why Real Estate?

I've moved a lot...32 times to be exact! I love the feeling of moving into a new home, the smell of fresh paint, and getting to know the area around my home. There's nothing like walking around my new yard after work and planning out what plant will go where. I enjoy meeting my new neighbors and getting to know the people who run the shops and restaurants close by. Through my experience, I intimately understand the anxiety and hard work that can come from a move, but also the fun and immense joy it can bring. I chose to go into residential real estate because as it turns out, I've been doing it my whole life already! Abode RE helps take the fear and unknown away from the home buying and selling process and replaces it with joy.

Why Abode?

I started Abode through a sense of duty to my clients. I've been with companies that were endlessly talking about their bottom lines and incentivizing us to "sell more." Instead, Abode is about integrity. It's about service, professionalism, honesty and just being a decent human being. It's not about selling more. It's about being more. I chose the hummingbird to represent Abode because these tiny birds can change direction instantly, without losing momentum. They aren't weighed down by policy and overhead. Abode brings a wealth of knowledge in the real estate field, but an absolute commitment to doing what is right, and a sense of duty to treat everyone with respect.



**Thomas Davis,
Broker In Charge**



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