BUYER'S PRESENTATION

COMPASS

LOS ANGELES MARKET

GUIDING YOU HOME

Buying a home is one of the most emotionally and financially significant decisions most people will make in their lifetime. My job is not just to open doors. It's to protect your money, read the market clearly, structure the right offer, and make sure you do not overpay or miss the right opportunity. Rest assured that you will be in dedicated, trustworthy hands as I guide you to your new dream home.

How I support you

- Deliver real-time pricing strategy and market intel using current comps, pending sales, and buyer activity
- Leverage my network for off-market and pre-market opportunities before they hit the public market
- Break down neighborhoods block-by-block so you understand value, resale potential, and market positioning
- Connect you with trusted lenders, inspectors, contractors, and vendors to support you every step of the way
- Structure and negotiate aggressive, strategic offers designed to win while protecting your best interests

*Source/disclaimer for each stat

CLIENT TESTIMONIALS

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Serly helped us find a great property in LA! She is a savvy and knowledgeable realtor and helped guide us through the bidding process several times before we had a successful offer. Serly is thorough and doesn’t miss any details. She was up on all of the current (and upcoming) listings. Best of all she is a great listener, and understood what we were looking for. We also appreciated her business network, we were happy with all of her referrals. Serly covered all of the bases and was lovely to work with.

Alberta C. | Woodland Hills

Serly is an exceptional real estate agent who goes above and beyond for her clients. She is incredibly hardworking, attentive, and ensures that every detail is taken care of from start to finish. Her experience and expertise truly shows. She knows exactly how to position a home and make the sale happen. I couldn’t have asked for a more dedicated or capable agent. Highly recommend!

Shelly M. | Woodland Hills

In an impossible market Serly made our dream home possible. We needed to move across town and not only did she do a fantastic job selling our home, she pulled a miracle landing us our dream home on the buying side. The desirable neighborhoods in LA are a bloodbath of bidding wars and the only way to win is paying top dollar + a lot more or having all cash. That's not us and it was discouraging enough we were considering leaving LA altogether. She worked her *** off scouring the listing market, walking anything relevant before we had a chance to, and cold calling off market. She eventually landed us an off-market home that no other realtor would or could have for a really good deal. She made this happen all within our short leaseback period and saved us from the dreaded rental double move. Thank you Serly!

Nick G | La Crescenta

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NOTABLE TRANSACTIONS

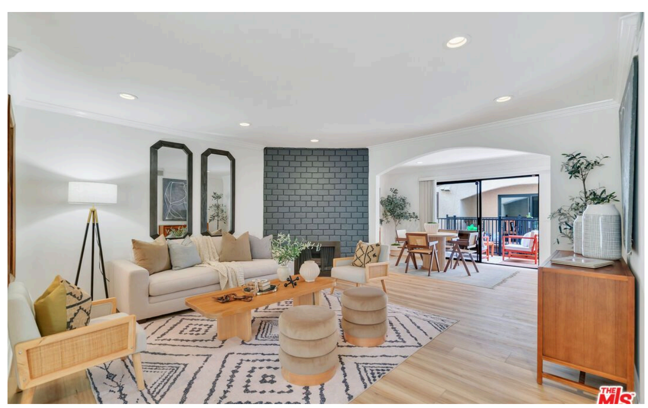
5003 Mammoth Avenue
Sherman Oaks
6 BD 7 BA 4190 SF $3,395,000

3537 May Street
Mar Vista
5 BD 6 BA 4053 SF $4,580,000

4911 Morella Avenue
Valley Village
4 BD 4 BA 3354 SF $2,675,000

6172 Dalecrest Avenue
Woodland Hills
3 BD 2 BA 1570 SF $1,094,000

5291 Darro Road
Woodland Hills
3 BD 3 BA 2533 SF $1,330,000



4327 Duquesne Avenue
Park East
3 BD 3 BA 1714 SF $1,220,000

THE HOME BUYING PROCESS AT A GLANCE

Prepare for Purchase

01 Buyer Consultation

02 Sign Buyer Representation Agreement

03 Get Pre-Approved

04 Find Properties That Fit Your Criteria

05 Submit and Negotiate Offer

Contract to Close

06 Sign Contract

07 Home Inspection, Disclosures, Reports, and Repairs

08 Loan Application and Appraisal

09 Closing & Welcome Home!

STEPS TO HOMEOWNERSHIP

01
Buyer Consultation

First, we will connect for an initial consultation to discuss what you are looking for in your next home so I can help guide your search.

02
Buyer Representation Agreement

Before we tour, California now requires us to have a signed buyer representation agreement. This outlines how I represent you, how compensation works, and how either of us can move forward clearly.

03
Get Pre-Approved

If you are obtaining financing, getting a pre-approval letter from a lender before submitting an offer is important because it shows you are more likely to meet the proposed settlement date. A pre-approval letter and a good faith estimate from a lender will also give you insight into the projected down payment, closing costs, and expected monthly payment.

STEPS TO HOMEOWNERSHIP

04
Find Properties That Meet Your Criteria

I will run market analyses on comparable properties in the area to give you a clear understanding of current market value. Together, we will identify your ideal home's location and amenities, and attend showings in a range of areas. I will listen to your continued feedback and adjust until we find a home that you love!

05
Submit and Negotiate Offer

Once we find the right home, we will collaborate on a competitive offer. The offer is an agreement to pay a certain price for the home if accepted and may include other terms, such as whether you are waiving any contingencies or in how many days you are willing to close. It is my job to guide you through the decision-making process to ensure you are confident with our offer.

06
Sign Contract

Your contract is the agreement between you and the seller to purchase the property for a specific price.

An Escrow Deposit is the amount of money (3%) that the buyer will put in an escrow in good faith to demonstrate to the Seller that they are serious about purchasing the property. The money will only be deposited if the contract is signed and agreed by both parties.

STEPS TO HOMEOWNERSHIP

07
Home Inspection, Disclosures, Reports, and Repairs

It is my responsibility to coordinate all desired home inspections within the agreed timeline and contractual contingencies. We will also review and discuss the disclosures and preliminary title report. You may approve or negotiate credits and/or repairs. Prior to closing, we will schedule a final walk-through of the property to verify property is still in acceptable condition and any negotiated repairs were done.

08
Loan Application and Appraisal

If you are obtaining financing, your lender will let you know the list of financial documents necessary to provide to the lender, including a couple months of bank statements, tax records, pay stubs etc. Typically, you will have a mortgage contingency of the agreed upon length to obtain a mortgage commitment. Once your lender has all of your documents, they will review them and issue a Clear-to-Close, which means your loan is complete and the file will be sent to the title company for closing. Your lender will have an appraisal done on the property.

09
Closing

Congratulations! You are now a homeowner. Welcome home!