

HOME *Buyers* GUIDE

 CRYSTAL FALLS REALTY



LEENA PLEITEZ, REALTOR®
DELEGATED SUPERVISOR

BUYING YOUR HOME

Let's Get Started

"Real Estate is not simply a job for me, it is my passion. I am dedicated to helping each and every one of my clients achieve their real estate goals and have an exceptional home buying experience."

I believe in going above and beyond to provide top tier service & and exceptional client experience.

[SCHEDULE A CALL](#)

[LEARN MORE](#)

As a long-time resident of the Leander/Cedar area for over 19 years, I take great pride in being a member of this wonderful and compassionate community. Leveraging my experience as a successful business owner, I have established a reputation for providing exceptional client services, being available around the clock, adding personal touches, and upholding a strong sense of integrity. My unwavering dedication is focused on delivering unparalleled customer service, utilizing all available internal and external resources. My utmost priority is to understand and fulfill the hopes and dreams of my clients. I eagerly anticipate the opportunity to meet and serve you.



5 Star Google
Rated Agent



LeenaTXRealtor@gmail.com
CrystalFallsRealty.com



FINDING HOME

Home Buying Timeline

01

Pre-Approval

After you have met with your lender, we can sit down and discuss the type of home you're looking for. We will discuss style, price, location, and any other features that you find important for your home.

02

Make an Offer

After finding the right home, we will discuss important factors and criteria needed to submit in a strong offer. We will discuss offer price, inspection time period, financial contingencies, etc.

03

Negotiation & Contract

The seller will have the opportunity to accept, reject or counter your offer. I will help you understand all the terms of the contract to decide the best course of action for securing your home on terms that work for you.

04

Escrow

You will deposit to agreed upon earnest money. You will schedule any inspections during the time period negotiated in the contract and we will negotiate any repairs requests you would like to make with the seller.

05

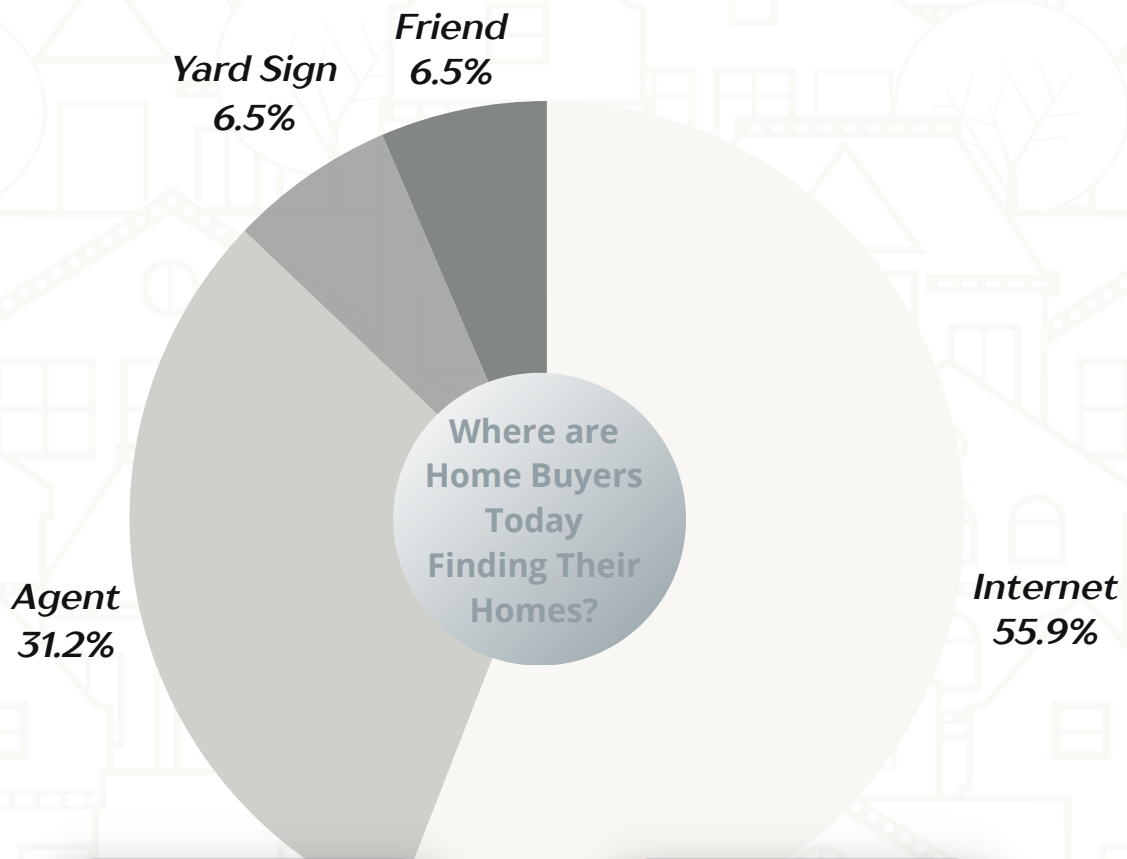
Final Details

The mortgage lender will typically order an appraisal to determine the value of the home. I will educate you on your rights as a buyer and will offer you alternative routes to take if the appraisal should come back low in value.

06

The Closing

After your loan has been processed you will receive the clear to close from your lender. We will perform the final walk-through before closing. After you sign the documents, it's time to celebrate because your home purchase is now complete!



01 INTERNET
 Social Media, Google Search.
 Pop up ads

02 YARD SALE
 Finding homes for sale via yard sales & Estate sales are not uncommon

03 FRIEND
 Realtors top clientele is from referrals from friends & family

04 AGENT
 Hiring an knowledgeable agent for the sell of your home is key

89% of buyers purchase their homes through a real estate agent or broker—a share that has steadily increased from 69 percent in 2001.

PRE-QUALIFICATION AND PRE-APPROVAL



Many buyers apply for a loan and obtain approval before they find the home they want to buy. Why?

Pre-qualifying will help you in the following ways:

Generally, interest rates are locked in for a set period of time. You will know in advance exactly what your payments will be on offers you choose to make.

You won't waste your time considering homes you cannot afford.

Pre-approval will help you in the following ways:

A seller may choose to make concessions if they know that your financing is secured. It is similar to being a cash buyer and providing proof of funds. This may make your offer more competitive.

You can select the best loan package without being under pressure.

How Much Can You Afford?

There are three key factors to consider:

1. The down payment
2. Your ability to qualify for a mortgage
3. The closing costs associated with your transaction

Down Payment Requirements:

Most loans today require a down payment of between 3.5% and 5.0% depending on the type and terms of the loan. If you are able to come up with a 20–25% down payment, you may be eligible to take advantage of special fast-track programs and possibly eliminate mortgage insurance.

Closing Costs:

You will be required to pay fees for loan processing and other closing costs. These fees must be paid in full at the final settlement (closing), unless you are able to include them in your financing. Typically, total closing costs will range between 2–5% of your mortgage loan.

Qualifying for the Mortgage:

Most lenders require that your monthly payment range between 25–28% of your gross monthly income. Your mortgage payment to the lender includes the following items:

- The principal of the loan (P)
- The interest on the loan (I)
- Property taxes (T)
- The homeowner's insurance (I)

Your total monthly PITI and all debts (from installments to revolving charge accounts) should range between 33–38% of your gross monthly income. These key factors determine your ability to secure a home loan: Credit Report, Assets, Income, and Property Value.



10 Tips

Applying for a mortgage:

3. Determine your budget: Assess your financial situation and determine how much you can comfortably afford to borrow. Consider your monthly income, expenses, and other financial obligations to establish a realistic budget.
4. Get pre-approved: Obtain a pre-approval from a lender before house hunting. This will give you a clear understanding of your borrowing capacity and make you a more competitive buyer in a competitive market.

1. Check your credit score: Before applying for a mortgage, review your credit report and ensure your credit score is in good shape. A higher credit score can increase your chances of securing a favorable interest rate.
2. Save for a down payment: Start saving for a down payment well in advance. Lenders often prefer borrowers who can make a significant down payment, as it demonstrates financial stability and reduces the loan amount.



5. Compare mortgage options: Research different mortgage options available to you and compare their terms, interest rates, and fees. Consider fixed-rate mortgages, adjustable-rate mortgages, and government-backed loans to determine the best fit for your needs.
6. Gather necessary documents: Prepare the required documentation, including income statements, bank statements, tax returns, and employment history. Having these documents organized and readily available will streamline the application process.



7. Minimize new debt: Avoid taking on new debt, such as car loans or credit cards, during the mortgage application process. Additional debt can negatively impact your creditworthiness and affect your mortgage approval.
8. Work with a reliable mortgage broker or lender: Seek recommendations and choose a reputable mortgage broker or lender who can guide you through the application process, answer your questions, and provide expert advice.

9. Be prepared for additional costs: In addition to the down payment, be prepared for closing costs, which may include fees for appraisals, inspections, title insurance, and attorney services. Factor these costs into your budget to avoid any last-minute surprises.
10. Be responsive and timely: Once you've applied for a mortgage, promptly respond to any requests for documentation from your lender. Being proactive and timely in your communication will help expedite the approval process and ensure a smoother transaction.

Remember, it's always a good idea to consult with a financial advisor or mortgage professional to get personalized advice based on your specific situation.



CRYSTAL FALLS REALTY

GET PRE-APPROVED

My Recommended Lenders

There are many different factors that the lender will use to calculate your pre-approval. It's always best to be prepared, so here are a few of the documents you can begin to gather together and can expect to be requested:

- Tax Returns
- W-2 Forms
- Pay Stubs
- Bank Statements
- List of Monthly Debt

Hunter Elam, Advocate Mortgage



Cell - (214)-770-4767

Website - www.themortgageadvocate.com

hunter.elam@themortgageadvocate.com

3111 W Freddy Gonzalez Dr Suite 225 Edinburg TX 78539

Nan Kirkpatrick, Abundance Home Mortgage



Cell (512)-970-8617

Website - www.abundancehomemtg.com

nan@abundancehomemtg.com

11824 Jollyville Road, Suite 503, Austin, Texas 78759

Frank Martinez, Hyper Smart Home Loans



Cell -(512) 717-7887

Website - www.hypersmarthomeloans.com/lo/fmartinez

fmartinez@hypersmart.loan

3111 W Freddy Gonzalez Dr Suite 225 Edinburg TX 78539

DURING THE HOME BUYING PROCESS

Don't!!

“*The 10 commandments
when applying for a real
estate loan...*”



- Thou shalt **NOT** change jobs, become self-employed, or quit your job.
- Thou shalt **NOT** buy a car, truck, or van (or you may be living in it)!
- Thou shalt **NOT** use charge cards excessively or let your accounts fall behind.
- Thou shalt **NOT** spend money you have set aside for closing.
- Thou shalt **NOT** omit debts or liabilities from your loan application.
- Thou shalt **NOT** buy furniture.
- Thou shalt **NOT** originate any inquiries into your credit.
- Thou shalt **NOT** make large deposits without first checking with your loan officer.
- Thou shalt **NOT** change bank accounts.
- Thou shalt **NOT** co-sign for a loan for anyone.



BUYING YOUR HOME

Home Search



Kitchen

- Island
- Updated countertops
- Walk in Pantry
- Updated cabinets
- Breakfast nook
- Updated appliances

Bathrooms

- Double Vanities
- Bathtub
- Updated bathroom
- Walk in shower
- Guest bathroom

Main Living Area

- Walk-in closet
- Split floor plan
- Storage space
- Master on main floor

Additional Features

- Hardwood floors
- Fireplace
- Office
- Formal dining room
- Open floor plan
- Front porch
- Separate laundry area
- Parking space

Step One

After you speak with a lender and get pre-approved, we will begin your online home search. I will set you up on an automated search on the Multiple Listing Service (MLS).



Step Two

We will discuss your ideal price range, your must-haves list, deal breakers, location preferences, school districts, and all of the other factors that will help me to best help you during the home search period.



Step Three

When you decide you are interested in a home, we will schedule a showing to view the home in person. If you decide it meets your criteria, we will write an offer for the home. When we get an accepted offer, you will now be Under Contract.



FINDING HOME

Offers & Negotiations

PRESENTING A STRONG OFFER

Multiple Offer Situations

It's more common than ever to see homes go into multiple offer situations. This means that your offer is not the only offer on the table for the sellers. Here are some of my best tips to win a multiple offer situation...

BEST TIPS

- Submit your Pre-Approval letter with your offer
- Have your lender call the listing agent to share your Pre-Approval details
- Make a cash offer if possible
- Offer more than the asking price
- Be flexible with your closing date
- Add a personal letter and a photo of you and your family
- Offer a higher amount for the Escrow deposit so the seller knows that you are serious
- Keep your offer clean when it comes to contingencies and don't ask for any that are not a deal-breaker for you

- ✓ • Pre-approval letter
- ✓ • Offer Price
- ✓ • Financing Amount
- ✓ • Escrow Deposit
- ✓ • Closing Date
- ✓ • Inspection Period
- ✓ • Closing Costs

OFFER A COMPETITIVE PRICE:

Research the local market and recent comparable sales to determine a fair and competitive price for the property. Your real estate agent can provide valuable insights and guidance in this regard. Offering a strong and competitive price demonstrates your seriousness as a buyer and increases the likelihood of your offer being accepted.

INCLUDE PRE-APPROVAL LETTER:

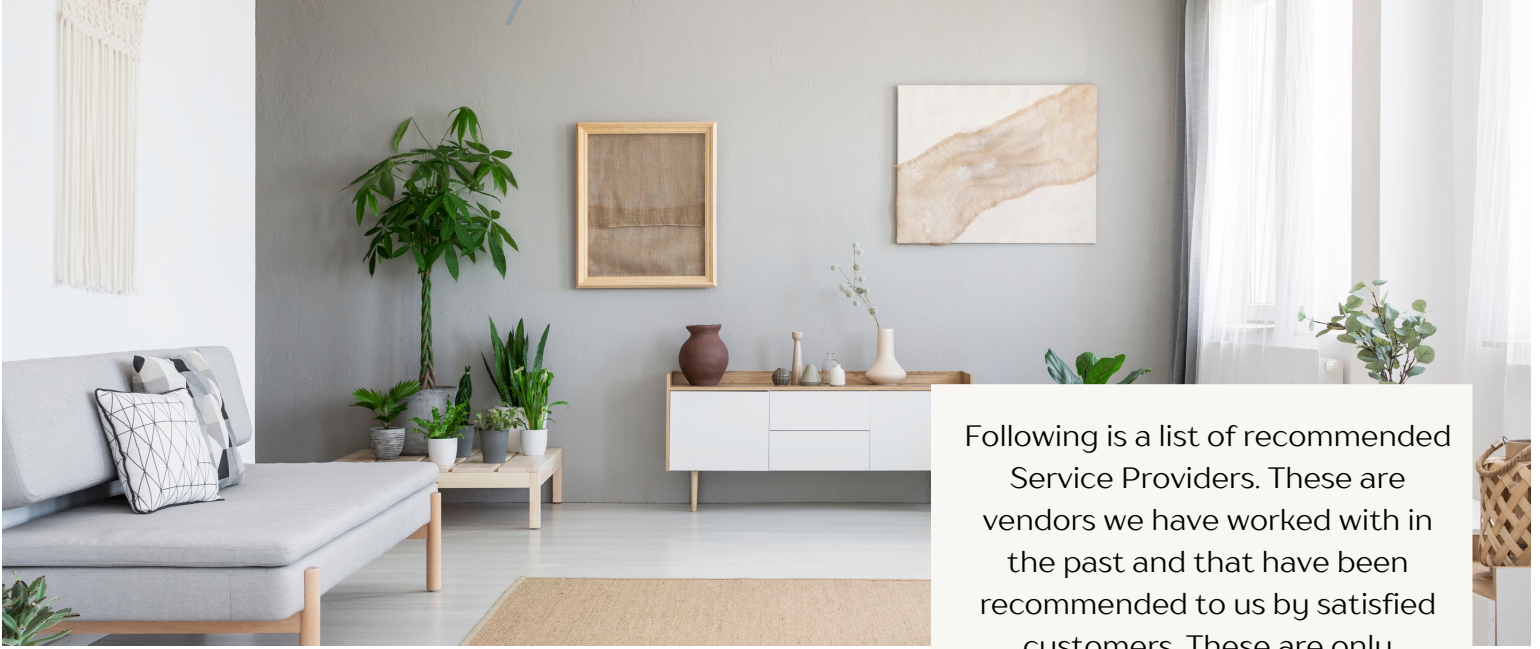
Obtain a pre-approval letter from a reputable lender before submitting your offer. This document shows that you have already been evaluated by a lender and are financially capable of securing a loan up to a certain amount. Including a pre-approval letter with your offer reassures the seller that you are a qualified buyer and can help strengthen your offer.

EARNEST MONEY

Consider making a substantial earnest money deposit as a show of good faith and commitment to the transaction. The earnest money deposit is a monetary sum provided by the buyer upon the acceptance of the offer and is held in escrow. A larger deposit indicates your seriousness as a buyer and can give the seller confidence in your offer.



Recommendations



Following is a list of recommended Service Providers. These are vendors we have worked with in the past and that have been recommended to us by satisfied customers. These are only recommendations. These recommendations are made on an informational basis only and are offered as a convenience to you. We accept no responsibility.

INSPECTORS:

GTX Home Inspection | Roland Moreno

512-848-1316

GTXinspections.com

BPG Inspections | Ryan Harris

bpginspections.com/home-inspections

1-800-285-3001

HOME WARRANTY PROTECTION COMPANIES:

Fidelity National Home Warranty

1-800-308-1420

First American Home Warranty

1-800-444-9030

Acuna Matata Cleaning:

Contact Laura

512-247-8956

acunamatatacleaning@gmail.com



Farmers Insurance | James Stubbs

512-238-6100

Email:

james.astubbs@farmersagency.com

Liberty Mutual | Doug Troilo

512-887-5163

Email:

Douglas.troilo@libertymutual.com

Roofing:

Kingfisher Roofing

Kelli McCalla 512-748-8260

Austin Roofing Specialist

512-267-3591

BUYING YOUR HOME

Under Contract

01

EARNEST MONEY - 3 DAYS

Choose a topic that interests you. It can be anything from fashion and beauty to travel and the news.

02

START OF OPTION PERIOD

3-10 DAYS

Once you have your overall theme, start brainstorming the content. Design a memorable masthead with an equally memorable name.

03

HOME INSURANCE

A good masthead captures the essence of your magazine, so it needs to be flexible, meaningful, and consistent for future issues.

04

HOME WARRENTY

Appeal to your audience, choose the right fonts and images, and you'll have a magazine people will remember for years to come. Include photos and graphics to match.



- Appraisal
- Run more comps for home
- Read Title Commitment from title
- Move funds where they need to be (talk to lender before moving funds)



Option Period

In real estate, an option period refers to a specific timeframe within a purchase agreement that allows a buyer to thoroughly inspect a property and evaluate its condition before finalizing the transaction. During this period, which is typically negotiated between the buyer and seller, the buyer has the option to terminate the contract without any penalty or forfeit of earnest money. The length of the option period varies but is usually a few days to a couple of weeks. It provides the buyer with an opportunity to conduct various inspections, such as home inspections, appraisals, and surveys, to ensure the property meets their expectations and satisfies any contingencies outlined in the agreement. The option period is a crucial stage in the real estate process, as it grants the buyer the flexibility to make an informed decision about proceeding with the purchase.



Appraisal

Purpose: An appraisal is conducted by a licensed appraiser to determine the fair market value of the property. Its primary purpose is to provide an unbiased and professional assessment of the property's value, ensuring that the purchase price aligns with its market worth.

Impact on Financing: The appraisal holds significant importance as it directly affects your ability to secure financing. Lenders typically require an appraisal to ensure that the property's value supports the loan amount you are requesting. If the appraised value falls below the agreed-upon purchase price, it can impact your loan approval or lead to negotiations between the parties involved.

Appraisals consider various factors, such as the property's size, condition, location, and recent comparable sales in the area. The appraiser's assessment is an objective and professional opinion based on market data and their expertise.



Inspection Period

“Types of Potential Inspections

Before we begin writing an offer, we will need to gather some documents and discuss some important details...

- Home Inspection
- Radon Testing
- Wood-Destroying Organism (WDO) Inspection
- Foundation Inspection
- HVAC Inspection
- Mold Inspection
- Lead Based Paint Inspection

Inspection Time Period

It is critical that we begin scheduling the inspections you choose to have done as soon as we are under contract on your potential new home. This will ensure that we do not run out of time or have any delays in the process.

The seller may be willing to negotiate completion of repairs or a credit for completion of repairs, or you may decide that the home will take too much work and money. A professional inspection will help you make a clear-headed decision. In addition to the overall inspection, you may wish to have separate tests conducted for termites or the presence of radon gas.

Recommended Home Inspectors

Use the list on the recommendations page to see several of the Home Inspectors I recommend. Please feel free to reach out and interview some of the Home Inspectors that I know and trust.



Inspection Period

If you are purchasing a resale property, we highly recommend that you have a professional home inspector conduct a thorough inspection. The inspection will include the following:

- Appliances
- Plumbing
- Electrical
- Air conditioning and heating
- Ventilation
- Roof and Attic
- Foundation
- General Structure



important tip

In choosing a home inspector, consider one that has been certified as a qualified and experienced member by a trade association. I have recommendations!!

The inspection is not designed to criticize every minor problem or defect in the home. It is intended to report on major damage or serious problems that require repair. Should serious problems be indicated, the inspector will recommend that a structural engineer or other professional inspect it as well.

Your home cannot “pass or fail” an inspection, and your inspector will not tell you whether he/she thinks the home is worth the money you are offering. The inspector’s job is to make you aware of repairs that are recommended or necessary.

Title Insurance

What is Title Insurance Anyway ?

A title insurance policy protects the future of your real estate investments. We start by researching the full history of property as completely as possible through public records— in Texas many property records go back to Spanish land grants in the 1880's! We clear up any known issues and then assume certain kinds of additional risk on behalf of the owners. A title policy is designed to protect owners and their investment against certain future claims. Rates are state regulated and are promulgated in Texas.

Through the years, a property may change hands many times through sale, inheritance, marriage, divorce, foreclosure or bankruptcy. Each transfer is an opportunity for an error in title to arise, which could affect whether the buyers have full ownership of the property. That's why you need us!

My Preferred Title Companies

- Independence Title
- Austin Title



We're under contract... now what?

- Researching title.
- Contacting parties to the contract for additional information needed to close.
- Working with the lender (if any) to meet their requirements for closing and funding.
- Closing appointments are scheduled in coordination with all parties, but can change if any party is unable to fulfill their responsibilities on schedule. It's a good idea to keep your schedule as flexible as possible the day of closing.
- Earnest Money is a deposit the Buyer typically makes per the contract to show the Seller that he/she is "earnest" in going forward with the purchase of the property. Earnest Money is held by the title company to be credited to the buyer at closing (or according to the terms of the contract).
- "Funding" means we've received approval from the lender (if any) to pay out loan proceeds to all parties including amounts due to the seller. In most cases, expect some time between signing papers and receiving funds or keys to the property.
- In general, new owners take possession upon closing and funding per terms of the contract.

BUYING YOUR HOME

What Happens Next...

01 **Title Search** – Copies of documents are gathered from various public records: deeds, deeds of trust, various assessments and matters of probate, heirship, divorce, and bankruptcy are addressed.

02 **Title Search** – Copies of documents are gathered from various public records: deeds, deeds of trust, various assessments and matters of probate, heirship, divorce, and bankruptcy are addressed.

03 **Settlement** – An Escrow Officer oversees the closing of the transaction: seller signs the deed, you sign a new mortgage, the old loan is paid off and the new loan is established. Seller, agents, attorneys, surveyors, Title Company, and other service providers for the parties are paid. Title insurance policies will then be issued to you and your lender.

04 **Tax Check** – What taxes are owed on the property? The Title Company contacts the various assessor-collectors.

05 **Examination** – Verification of the legal owner and debts owed. Document Preparation – Appropriate forms are prepared for conveyance and settlement.

06 **Title Insurance** – There are two types of title insurance:

- Coverage that protects the lender for the amount of the mortgage,
- Coverage that protects the equity in the property.

Both you and your lender will want the security offered by title insurance. Why?



Now that you are under contract, what happens between now and the time you legally own the home? A Title Company may handle the following items.



Communication

PROTECT YOUR HOME



New Home Warranties:

When you purchase a newly built home, the builder usually offers some sort of full or limited warranty on things such as the quality of design, materials, and workmanship. These warranties are usually for a period of one year from the purchase of the home.

At closing, the builder will assign to you the manufacturer's warranties that were provided to the builder for materials, appliances, fixtures, etc. For example, if your dishwasher were to become faulty within one year from the purchase of your newly built home, you would call the manufacturer of the dishwasher – not the builder.

If the homebuilder does not offer a warranty, BE SURE TO ASK WHY!

Resale Home Warranties:

When you purchase a resale home, you can purchase warranties that will protect you against most ordinary flaws and breakdowns for at least the first year of occupancy. The warranty may be offered by either the Seller, as part of the overall package, or by the agent. Even with a warranty, you should have the home carefully inspected before you purchase it.

A home warranty program will give you peace of mind, knowing that the major covered components in your home will be repaired if necessary. Ask me for more details about home warranty packages.

Company Name: _____

Contact: _____

Address: _____

Phone: _____

Fax: _____

Policy#: _____

Policy Value: _____

Coverage: _____

Duration: _____

Get your keys and celebrate buying your home





WHAT WE'RE LOOKING FOR....

FINAL

Walk-thru



CRYSTAL FALLS REALTY



I WILL REACH OUT TO
YOU A WEEK BEFORE
CLOSING TO
SCHEDULE A FINAL
WALK-THRU

SCHEDULE THE WALK-THROUGH:

Coordinate with the seller or their agent to set up a time for the final walk-through. It is usually done within 24 hours before the closing to ensure the property's condition hasn't changed since the initial inspection.

BRING A CHECKLIST:

Prepare a checklist of items to review during the walk-through. This list should include important aspects like appliances, plumbing fixtures, electrical systems, windows, doors, and any repairs or agreed-upon changes outlined in the purchase agreement.

INSPECT THE PROPERTY:

Thoroughly inspect the property during the walk-through. Check for any visible damages, ensure that all agreed-upon repairs have been completed, and verify that the property is in the same condition as when you made the offer. Test appliances, lights, faucets, and other fixtures to ensure they are in working order.

DOCUMENT AND COMMUNICATE:

Take photos or videos of any issues or discrepancies you come across during the walk-through. If you find any problems or unfinished repairs, communicate them to your real estate agent or the seller's agent promptly. Note any concerns or necessary repairs that need to be addressed before closing.

VERIFY INCLUDED ITEMS:

Confirm that any items specified in the purchase agreement, such as appliances, light fixtures, or window coverings, are still present in the property. Make sure that everything that should remain with the home is accounted for and in the expected condition.

Preparing for Closing



1. *Loan Application & Appraisal*

1. You will typically have 3-5 days after the contract has been executed to make application for your loan with your lender. The appraisal will be ordered by your lender after we have made our way through the inspection period. If your contract is contingent on the appraisal, this means that if the appraisal comes back lower than the offer you made, we will have an opportunity to negotiate the price once again.

2. *Documents*

2. Please take some time to carefully review the closing disclosure provided by your lender. It contains all the financial details of the transaction, including loan terms and closing costs.

3. *Important Reminder*

3. As excited as you may be to begin shopping around for furniture and all of the things that help make a house a home, don't! Be very careful during this period not to make any major purchases, open new lines of credit, or change jobs. If in doubt, be sure to call your Real Estate Agent or Lender.

4. *Clear To Close*

4. These words are music to my ears, and yours too! This means that that mortgage underwriter has approved your loan documents and we can confirm your closing date with the title company or attorney.

“

1. I'll be coordinating with the title company to ensure a smooth closing. They may request certain documents from you, so please provide them promptly.
2. Remember, even after the closing, I'm here to assist you. If you have any questions or need help with transferring utilities or other services, feel free to reach out to me.

Why Testimonial



PATRICTIA & JIM PERRA ★★★★★

Leena is amazing! Leena was amazing at explaining everything to my husband and myself. We had lots of questions, she answered every one. Leena walked us through step by step. We were kept in the loop about everything concerning the sale of our home. Leena is the person to call if you are selling or buying. An A++++ person!

★★★★★ JOE PERRICONE

Leena was my realtor when I began looking for my first home. She took the time to dedicate herself to finding what I truly wanted. In the end I found that and more with her assistance. I wouldn't choose anyone else to be my realtor now or going forward.



ALEX EICHBERGER ★★★★★

We weren't sure if we wanted to get a house in the Austin area because the difficulty of finding your dream home are slim, especially in an area like Austin. But Leena was with us every step of the way and took so much stress and work off our plate. I truly believe we would not have gotten a house if it wasn't without Leena. I wouldn't pick any one else as my realtor and have recommended her to everyone that is looking for a house. She made our dreams come true!



CRYSTAL FALLS
REALTY

Homestead Exemption

Here are some key facts about the Texas Homestead Exemption:

1. **Property Tax Relief:** The Texas Homestead Exemption is a property tax relief program that provides homeowners with a reduction in their property taxes by exempting a portion of the assessed value of their primary residence from taxation.
2. **Primary Residence Requirement:** To qualify for the Homestead Exemption, the property must be the homeowner's primary residence as of January 1st of the tax year. Vacation homes, rental properties, and commercial properties do not qualify.
3. **Tax Exemption Amount:** The Texas Homestead Exemption allows homeowners to exempt a certain amount of their property's assessed value from taxation. The exemption amount is set by the local taxing authorities and varies from county to county. The state of Texas offers a mandatory exemption of \$25,000 for school taxes, and counties have the option to offer additional exemptions up to 20% of the property's appraised value.
4. **Application Process:** Homeowners need to apply for the Homestead Exemption with their local county appraisal district. The application is typically free, and the deadline for filing is usually April 30th of the tax year, although some counties may have different deadlines.
5. **Protection from Forced Sale:** Another benefit of the Homestead Exemption in Texas is that it provides some protection against forced sale to satisfy creditors. The exemption helps safeguard a portion of the homeowner's equity from being seized to repay most types of debts.
6. **Age and Disability Exemptions:** In addition to the general Homestead Exemption, Texas offers additional exemptions for homeowners who are over 65 years of age or disabled. These exemptions provide additional tax relief and may have different application requirements.



Assessed Value ("Homestead Cap Value")

Per the Texas Property Tax Code, an exemption for taxation is available to an individual's primary residence. One of the features of the exemption is a limit to the amount that the value for taxation can increase from one year to the next. This limit is frequently referred to as the "homestead cap". The "capped" value is shown as the "Assessed Value" and is located at the bottom of the list of values on your notice or online. The assessed value IS limited by the **Homestead Exemption and may not go up more than 10% in one year in most cases as long as the exemption was in place for the prior year for the current owner.** This number is calculated using the previous year's Assessed Value and a "cap" of 10%.

For example:

In 2021, a property with a Homestead Exemption had a market value of \$318,138 and an assessed value of \$280,084. For 2022, the subject's market value increased to \$462,603, but the assessed value is limited to the previous year's assessed value (\$280,084) plus 10% of that value ($\$280,084 \times 10\% = \$28,008$). The assessed value for 2022 is \$308,092. This taxpayer's value for taxes is starting at \$308,092 instead of \$462,603 in 2022.

PROPERTY TAX CALENDAR

The property tax process for each tax year includes a series of steps:

- January 1 Property values are set
- mid-April Notices of Appraised Value are sent out
- May 15 Deadline to file a protest
- July 25 Certification of appraisal roll
- August/September Tax rates set
- October Property tax bills begin to be mailed out
- November Voter approval elections are held
- January 31 Property tax bill payments due

Maintenance Tips

Create a Maintenance Schedule:

Maintenance Schedule: Develop a maintenance schedule to help you stay organized and on top of regular tasks. Note important maintenance activities such as changing air filters, cleaning gutters, testing smoke detectors, and servicing HVAC systems. Stick to the schedule to prevent issues and catch potential problems early.



Perform Regular Cleaning:

Regularly clean your home to maintain its cleanliness and prevent dirt and grime buildup. Clean floors, surfaces, and appliances regularly, and pay attention to areas like bathrooms and kitchens that require more frequent cleaning. Regular cleaning not only keeps your home looking its best but also helps prevent damage and deterioration.



Check and Maintain HVAC Systems:

Regularly inspect and maintain your heating, ventilation, and air conditioning (HVAC) systems. Clean or replace air filters as needed, schedule professional maintenance annually, and ensure proper airflow throughout your home. Regular maintenance improves efficiency, extends the lifespan of your HVAC system, and promotes a healthier indoor environment.



Monitor and Maintain Plumbing:

Keep an eye out for any signs of plumbing issues, such as leaks or water stains. Insulate exposed pipes to prevent freezing in colder climates. Regularly check faucets, toilets, and showerheads for leaks and repair them promptly. It's also a good idea to familiarize yourself with the location of the main water shut-off valve in case of emergencies.

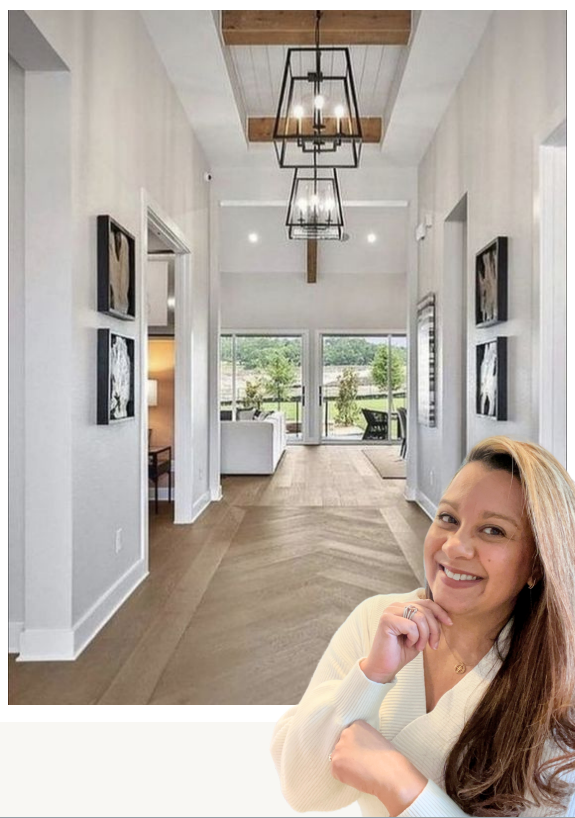
Inspect and Maintain the Exterior:

Regularly inspect the exterior of your home, including the roof, siding, and foundation. Look for signs of damage, such as cracks, loose shingles, or peeling paint, and address them promptly to prevent further deterioration. Clean gutters regularly to prevent clogging and ensure proper drainage.



Keep an Eye on Landscaping:

Maintain your outdoor spaces by regularly mowing the lawn, trimming shrubs, and removing debris. Monitor for signs of pest infestations or disease in plants and take appropriate action. Properly care for trees and consider professional arborist services for pruning or removal if necessary.



Your Home Matters

Thank you for choosing me to help you in the task of purchasing your home. I look forward to working with you to help you achieve all of your real estate goals.



CRYSTAL FALLS REALTY



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