



*Finding your  
new home*



MARLA JANZEN



303.341.3699



marla@marlajanzen.com



www.marlajanzen.com



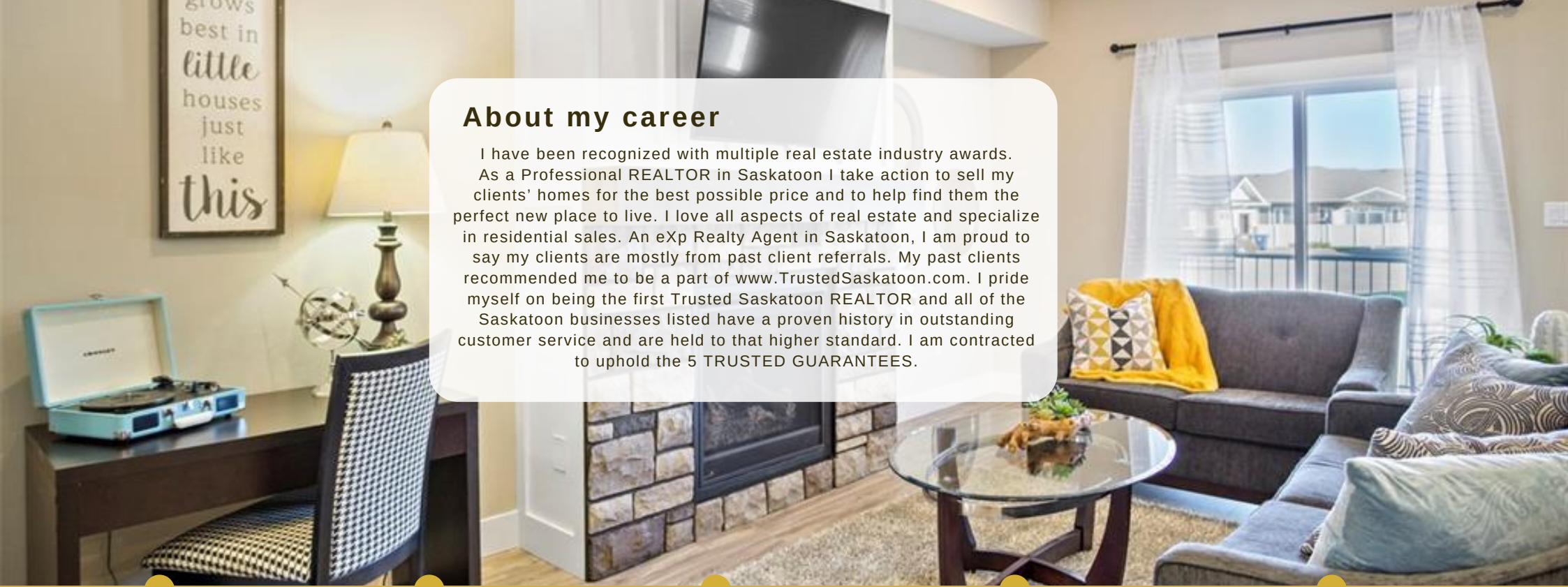
Marla Janzen

## About Marla

As a multi-award winning local SASKATOON REAL Estate agent I know the city and surrounding area extremely well. I strive to find my clients the perfect new place to live while negotiating the best terms and price possible. I love what I do and I take great pride in providing them with excellent customer service. I feel blessed to live and to raise my family here in Saskatchewan and I am confident I can offer you the best real estate agent experience possible!







## About my career

I have been recognized with multiple real estate industry awards. As a Professional REALTOR in Saskatoon I take action to sell my clients' homes for the best possible price and to help find them the perfect new place to live. I love all aspects of real estate and specialize in residential sales. An eXp Realty Agent in Saskatoon, I am proud to say my clients are mostly from past client referrals. My past clients recommended me to be a part of [www.TrustedSaskatoon.com](http://www.TrustedSaskatoon.com). I pride myself on being the first Trusted Saskatoon REALTOR and all of the Saskatoon businesses listed have a proven history in outstanding customer service and are held to that higher standard. I am contracted to uphold the 5 TRUSTED GUARANTEES.

2005

CENTURY 21® Masters Silver

2014

CENTURY 21® #45 Individual  
by Units in Canada

2015

CENTURY 21® Top Individual  
Producers

2016

Marketing Excellence Award  
from the Warman &  
Martensville Chambers of  
Commerce

2020

eXp Realty ICON Agent  
award



## About Marla Janzen Realty

OUR STORY

We service [Saskatoon, Warman & Martensville]



We were established in 2005

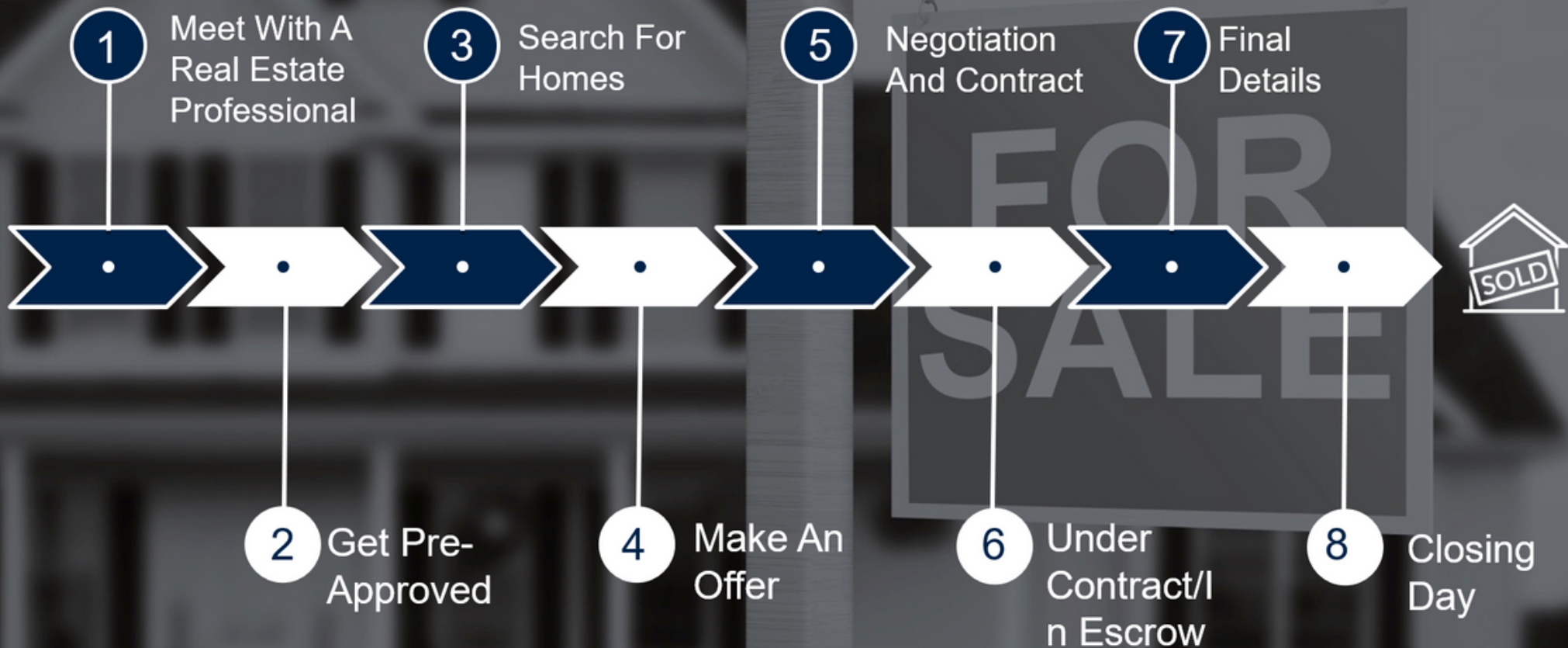


We are [locally owned, philanthropic, etc.]





# THE BUYER'S ROAD MAP



*Are you ready  
to buy?*



- Steady income
- Low to medium debt
- Cash for down payment/closing
- Two months of pay stubs and bank statements
- Two years with same company or in same industry



# Getting Pre-approved



- Choosing a lender
- Filling out loan application
- Approval document
  - Paystubs, bank statements, tax returns, proof of employment, 580+ credit score



# *Your Home Search*



**Understanding what you're looking for is a top priority.** Let's talk about the features of your future home.

- Location
- Price
- Square footage
- Bedrooms
- Baths
- Style
- Features
- Schools



# Search Tools

## AGENT SEARCH

- MLS
- Agent network
- My website



## CUSTOMER SEARCH

- Website
- Yard signs, open houses, model homes, friends, FSBO



## HIGH-TECH TOOLS

- Automated home search system



# *Making an Offer*



- Falling in love with a home
- Seller wants
- Earnest money
- Down payment/financed amount
- Important dates
- Inclusions in home
- Offer will be accepted, counter-offered, or declined



# *When your offer is Accepted*



- Give earnest money to title company
- Inspection and repairs
- Appraisal
- Home insurance
- Finalize mortgage details
- Final walkthrough



# Closing Cost Breakdown



These are the items that will be included in your closing cost:

- Property appraisal
- Home inspection
- Processing fee
- Underwriting fee
- Lender fee
- Loan discount fee
- Recording fee
- Settlement officer fee
- Title insurance
- Document preparation fees
- Escrow taxes and insurance
- Prepaid interest
- Credit report
- Transfer taxes
- Attorney/notary fee



# CLOSING DAY



This is the big day! I'll accompany you to closing, answer any questions, and verify the closing paperwork matches our purchase contract.

- Bring your identification
- Everyone who is purchasing the property must be present.  
If this is not possible, let me know in advance.
- You will need to bring a certified check or wire your down payment/closing costs.



MARLA JANZEN



303.341.3699



[marla@marlajenzen.com](mailto:marla@marlajenzen.com)



[www.marlajenzen.com](http://www.marlajenzen.com)



Marla Janzen