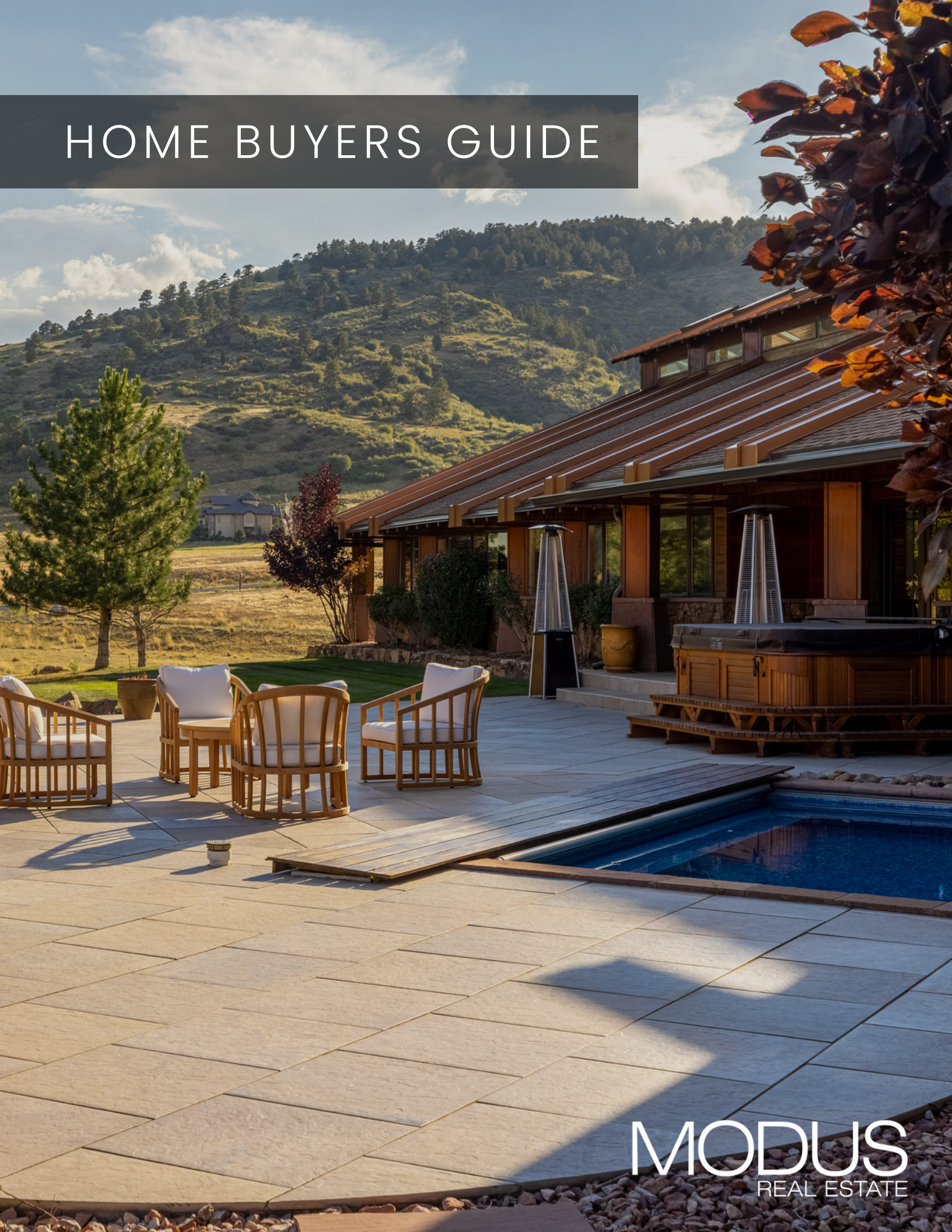



HOME BUYERS GUIDE



MODUS
REAL ESTATE



We believe that real estate is not just about buying and selling properties – it's about helping people achieve their dreams. We are committed to caring for our clients every step of the way, and providing them with the knowledge and expertise they need to make informed decisions. Whether you're a first-time homebuyer or a seasoned investor, purchasing real estate can bring a host of benefits, including financial stability, a sense of security, and the opportunity to build wealth over time.

MODUS
REAL ESTATE

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REAL ESTATE

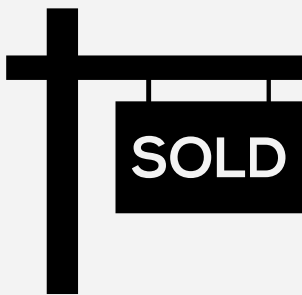
BUYING

SELLING

INVESTING

DEVELOPMENT

At MODUS, our brokers have exclusive access to endless opportunities. When you work with a MODUS broker, your journey doesn't have to end after buying or selling your home. We will continue to provide valuable market information, share our experiences, and present you with investment opportunities that align with your goals. This relationship is crucial in helping you start your own project or gain a full understanding of what you need to invest in the right opportunity. The benefits and support we offer go far beyond just buying and selling.



**Over 200 homes
sold each year**



TESTIMONIALS



Just closed on a home with MODUS. They helped us look at houses and were very well informed about what the market and sellers are expecting in this crazy real estate boom. As first time home buyers, they walked us through the process and made it very easy and quick! We are thrilled with our new place and so grateful to have had such a painless, quick home buying process. We would recommend Madison and Modus to anyone in a heartbeat.

Chelsea Billingsley
Google Reviews



MODUS Real Estate has the most complete media package I have seen and they help to make your home present in the best way possible if you are selling. On the buying side, they will be able to help you not only select the right house, but when it comes to negotiating through inspection, appraisal, etc., they will make sure you are well taken care of. You absolutely cannot go wrong with MODUS Real Estate!!

Shelly Danowsky
Google Reviews



I run a Denver based design firm and we work with a number of Realtors and Developers across Denver. I've had the privilege of working Modus and they're market knowledge, creativity for solving complex urban problems, and knack for putting together deals is simply the best I've seen! From a marketing standpoint they are not only point on when it comes to understanding and meeting market demands but, they have an exceptional team when it comes to staging, photography, and open house events that are truly first class. Beyond that they are simply good guys that we consider ourselves lucky to do business with them. If you're looking for a real estate professional that understands the Denver Market you should definitely consider Modus Real Estate.

Zeke Freeman
Google Reviews



The MODUS team is outstanding. Everyone involved is very communicative. They do what they say they'll do. The product they develop and represent is superior in quality. They are professional and trustworthy. Working with MODUS is a pleasure.

Alex Neir
Google Reviews

NOTEABLE SALES

4562 N Quitman Street, Denver, CO 80212



3931 N Julian Street, Denver, CO 80211



3412 W 31st Avenue, Denver, CO 80211





Driven by a passion for real estate investing, Skyler Moore, Charles Moore, Ben Gearhart, and Jeremy Quinn formed a full-service brokerage focused on buying, selling, investing, and development. Utilizing their combined expertise in the industry, they have progressively created opportunities that are exclusive to MODUS brokers. This is primarily achieved through collaboration with our development, title, and lending partners, making MODUS the best resource for all your real estate needs.

Utilizing their combined expertise in the real estate industry, they have progressively created opportunities that are exclusive to MODUS brokers. This is primarily done through collaboration with our development, title, and lending partners, making MODUS the best resource for all of your real estate needs.

“ Being active with development and investing allows us to understand zoning and real estate trends on a high level which translates into helping our clients make informed decisions ”

Skyler Moore, Co-Owner MODUS Real Estate



Ben Gearhart and Charles Moore, the founders of MODUS Real Estate & GM Development, were awarded the John Brisben Walker Award in 2020 for their efforts in purchasing and landmarking a building. In addition, they received a Community Preservation Award from Historic Denver in 2019 for their work on The Essex in North Capitol Hill.

According to HBR co-founder and co-chair, Laurie Simmons, "If it wasn't for Ben and Charles, this chapel and everything else on the site would be in a landfill now, and we would miss all the joy and beauty it brings to our lives.

"They have left an outstanding legacy to their community."

In addition to neighborhood preservation work, MODUS is also a proud supporter of



Walk With Me Foundation
www.walkwithme-nonprofit.org



Sunnyside United Neighbors, Inc. (SUNI)
www.downtowndenver.com



Downtown Denver Partnership
www.sunnysidedenver.org



Sunnyside Music Festival
www.sunnysidemusicfest.org

THE BUYER ROADMAP





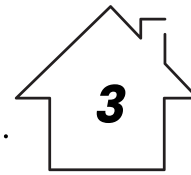
Interview

Find the right Real Estate Agent for you



Pre-Approval

Meet with a lender and get a pre-approval letter



Search

Begin your online home search



Escrow

Deposit escrow and complete loan application within time frame of the contract



Offer

After finding the right home, we will put in a strong offer and negotiate the terms of the contract



Showings

We will set up showings and view the homes you are interested in



Inspections

Schedule inspections and negotiate any repair requests and issues from inspection



Financing

Order appraisal and obtain homeowners insurance



Last Steps

Receive clear to close from lender and perform final walk-through before closing



Closing

Hooray! Time to get your keys and celebrate buying your home

FINANCES

Before you officially begin your home search, I always recommend to begin with talking to a lender and getting pre-approved. A lender will be able to answer all of your questions regarding finances and give you a clear understanding of the exact price range you will be pre-approved for and an estimate of the expenses to expect.

Questions to ask when interviewing potential lenders...

- What is the best type of loan for me?
- Do I qualify for any special discounts or loan programs?
- What interest rate can you offer?
- When can you lock in my rate?
- What fees can I expect from you?
- What are my estimated closing costs?



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



HOME SEARCH

As your Real Estate Agent, my number one goal is to help you achieve your own. I make it my priority to understand your situation when it comes to buying your home so we can accomplish your goals.

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.



SEARCH TOOLS

Start the search for your next home at

WWW.MODUSREALESTATE.COM

By visiting www.MODUSREALESTATE.com You can take advantage of advanced home searches with detailed filtering options. This will give you only home results that best match what you are looking for. In addition to our advanced home searches, buyers have exclusive access to MLS searches for Vail, Colorado, Summit County, and Grand County so you can start your search for the perfect mountain property.

See what homes are selling in your neighborhood

Check out market stats

Use our Buy vs. Rent calculator

Set up custom property alerts

MODUS
REAL ESTATE

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[Home](#) > [Communities](#)

Denver Community Guide

Use the guide below to search **homes for sale in Denver, CO**. Each of these pages contains the active real estate listings for that area, updated every day. If you already know which communities you like, be sure to **sign up for email alerts of new listings** as soon as they hit the market -- it's fast, easy, automatic and FREE!

Featured Denver Neighborhoods

Athmar Park	Baker	Belcaro
Berkeley	Bonnie Brae	Capitol Hill/Speer
Chaffee Park	Cheesman Park	Cherry Creek
City Park	Congress Park	Cory-Merrill
Country Club	Curtis Park / Five Points	Downtown Denver
Golden Triangle	Hampden	Harvey Park

Search 13,042 Listings

Enter Location or MLS #

Min Price

Max Price

[More Search Options >](#)

Denver Searches

[Condos & Townhomes](#)

[Golf Community Properties](#)

[Lots & Acreage](#)

[Luxury Homes](#)

MODUS
REAL ESTATE

MUST HAVE HOME CHECKLIST

Place a check mark next to any amenity that you consider a must have on your next home.

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



IMPORTANT INFO

What other factors will influence your decision? (School zones, distance to work, specific neighborhoods, etc.)



What features are important to you in your new home?

What are the must-haves in your new home?



What are the deal breakers in a new home?

Any specifics not mentioned above:

OFFERS & NEGOTIATIONS

INFORMATION NEEDED

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

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



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...

- 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



ESCROW

Congrats! We are almost there. You will turn in your Escrow Deposit, we will get inspections scheduled, negotiate repairs, and move forward with your loan application. The entire process from contract to close typically takes between 30-45 days.



INSPECTION PERIOD

TYPES OF POTENTIAL INSPECTIONS

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



RECOMMENDED HOME INSPECTORS

Use the list on the following 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 TIME PERIOD

The typical inspection period is between 10-15 days

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.

PREPARING FOR CLOSING DAY

1

LOAN APPLICATION & APPRAISAL

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

HOME INSURANCE

You will need to obtain a Homeowner's Insurance Policy that will begin on the day of closing on your home. If you don't already have an insurance company you plan to work with, please feel free to reach out to me and I will be more than happy to provide you with a list of recommendations.

3

IMPORTANT REMINDER

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

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