

# What is your square foot price?

To understand the square foot price of a house, you need to consider the total price and divide it by the square footage of the [house] living space. However, this number is just a starting point, as it doesn't account for location, condition, or unique features. You'll also need to compare similar homes in the same area to get a more accurate picture of value.

Here's a more detailed breakdown:

## 1. Calculate the Price Per Square Foot:

Divide the total [sqft of the house] listing price of the house by the total square footage of the [house] living space, according to Rocket Mortgage.

For example, if a 2,000 sq ft house is listed for \$400,000, the price per square foot would be \$200.

## 2. Consider Comparable Sales:

To assess if the price per square foot is reasonable, compare it to other recently sold homes in the same area with similar features and square footage, says HAR.com.

Look for listings on real estate websites or consult with a local real estate agent.

## 3. Factor in Location, Condition, and Features:

Location:

Homes in prime locations or desirable neighborhoods will naturally have a higher price per square foot.

Condition:

Homes needing significant repairs or renovations will typically have a lower price per square foot.

Features:

Unique features like a pool, finished basement, or a large lot can increase the value and price per square foot.

Market Conditions:

A hot market might see prices rise, while a downturn could lead to lower prices.

## 4. Don't Rely Solely on Price Per Square Foot:

Price per square foot is a useful tool but should not be the only factor in your decision-making.

Consider the overall value of the home, including its condition, features, and location.

For example, a smaller home with high-end finishes and a great location might have a higher price per square foot than a larger, older home in a less desirable area.

Q-What is MRC' square price?

A-We will build you a new home for the *lowest guaranteed sqft price!*

Q- Are you ready to make a deal?

A- We await your answer Yes or No

**BUY  
NOW**



# Are you qualified to buy a home?

If you are seeking to determine qualification to buy a home, lenders typically assess several key factors:

**Credit score:** A minimum credit score is often required. The score is usually around 620 for conventional loans, but some programs, like FHA loans, may accept lower scores with a larger down payment. A higher score can lead to better loan terms.

**Debt-to-income (DTI) ratio:** Lenders consider how much of your gross monthly income goes towards debt payments, including your potential mortgage. A DTI of 43% or lower is generally preferred, although some programs may allow higher ratios.

**Proof of income and stable employment history:** Documentation like W-2s and tax returns are typically required to demonstrate a steady and reliable income, usually over the past two years.

**Savings for a down payment and closing costs:** A 20% down payment is often recommended to avoid Private Mortgage Insurance (PMI), but many buyers put down less, with options as low as 3% available, depending on the loan program. Funds will also be needed to cover closing costs.

**Ability to afford monthly housing costs:** This includes the principal and interest on the loan, property taxes, homeowners insurance, and potentially PMI.

Getting pre-approved for a mortgage before seriously looking for a home is often helpful, as this provides a clear idea of affordability.

## A commitment Letter

A mortgage commitment letter, also known as a loan commitment letter, is a formal document issued by a bank or mortgage lender to a borrower, stating their willingness to provide financing for a home purchase based on the borrower's eligibility and the property's characteristics. It is not a final approval but indicates that the lender has reviewed the borrower's application and intends to approve the loan if all outlined conditions are met.

When you have the following letter in your hand you are ready to find a home to live in or buy a new or existing home to lease to a tenant.

A-D-C Lending is pleased to inform you that your loan application has been approved subject to the terms and conditions set forth in this letter. This commitment will expire on [Expiration Date], and your loan must close and fund prior to this date.

Based on the review of the application and the financial documents provided, a [Loan Type, e.g., Conventional, FHA, VA] mortgage loan is offered for the purchase of the property at [Property Address if applicable].

American Mortgage-Bancshares  
Moises Alicea Jr.  
854.534.5111

Centennial Mortgage  
Rayna Sabra  
407.738.6361



# A commitment Letter

A buyer representation agreement is a contract between a real estate agent and a buyer, outlining the terms of their relationship and the agent's services. It establishes the agent as the buyer's representative and details the services they will provide, such as property searches and negotiations, in exchange for compensation. These agreements are becoming increasingly common and may be required by many real estate professionals, especially since a recent settlement by the National Association of REALTORS®.

Key aspects of a buyer representation agreement:

Purpose:

To formalize the relationship between the buyer and the agent, outlining the services the agent will provide and the compensation they will receive.

Exclusive Relationship:

It typically creates an exclusive relationship, meaning the buyer agrees to work with that specific agent for a set period.

Negotiability:

While the agreement establishes the relationship, the terms, including compensation, are generally negotiable.

Benefits for Buyers:

The agreement provides the buyer with the agent's expertise, helps them navigate the complexities of the real estate market, and protects their interests. A buyer representation agreement is a contract between a real estate agent and a buyer, outlining the terms of their relationship and the agent's services. It establishes the agent as the buyer's representative and details the services they will provide, such as property searches and negotiations, in exchange for compensation. These agreements are becoming increasingly common and may be required by many real estate professionals, especially since a recent settlement by the National Association of REALTORS®.

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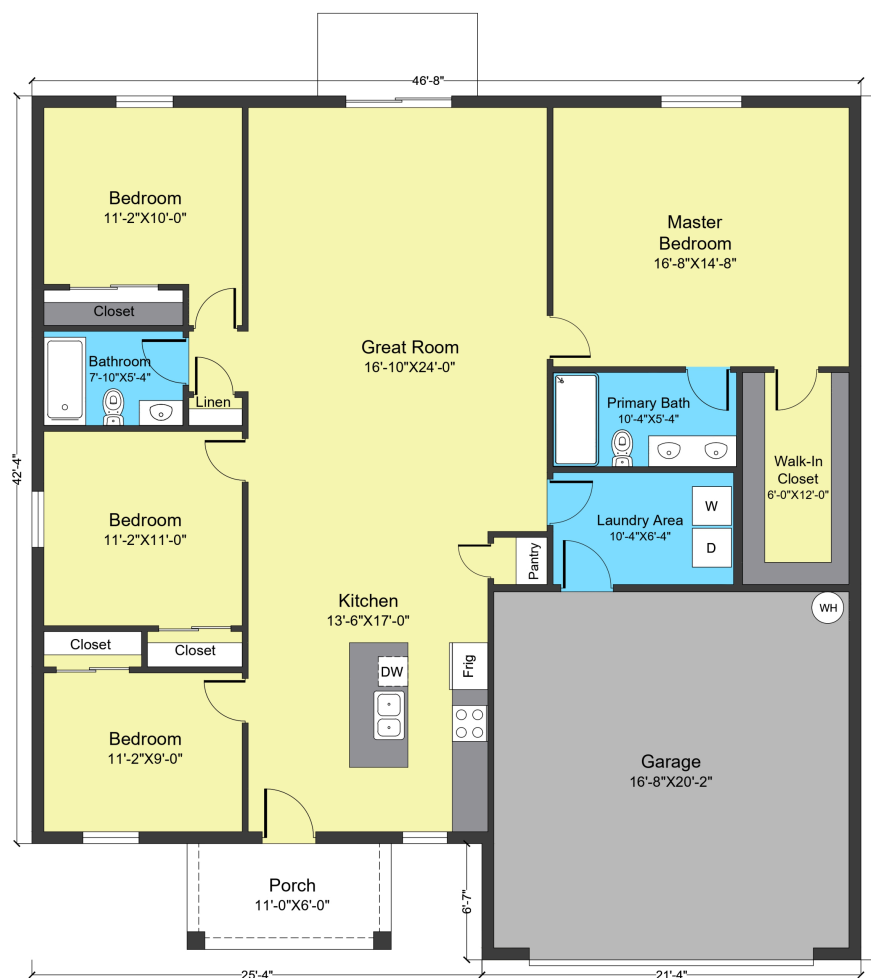
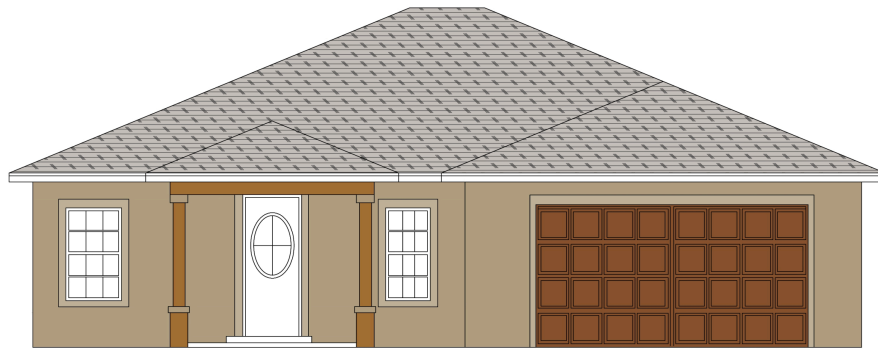
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# Select Your Investment Home



Living Area = 1679.0sqft  
Garage Area = 439.0sqft  
Porch Area = 66.0sqft  
Total Area = 2184.0sqft

Floor Plan

**BUY  
NOW**

You are invited to a private viewing of our unique model by Waymon Meadows.

Next, we will go to my office 404 Ridgewood Ave. Dundee. and see a Telesial model with upgrades for lowest price home. Call his direct number for an appointment 863 287 5981. Model only shown by appointment to qualified buyers.