



## Virtual Home Buying Program

During this difficult time our clients safety is our priority. We know that buyers still need to purchase and sellers still need to sell and we are going to make the process work the best way we can.

So lets do this from the comfort of your own home!

**John Lazar**  
Broker Associate  
209.581.2240

[jlazar@turlockhomes.com](mailto:jlazar@turlockhomes.com)  
DRE#00910830

**Nellie Lazar, Realtor®**  
209.602.7070

[nlazar@turlockhomes.com](mailto:nlazar@turlockhomes.com)  
DRE#01112786

### 1. Virtual Consult:

We will schedule an appointment via phone or via an online platform meeting face to face . We will discuss your needs if you're looking to sell or if you're looking to purchase.

### 2. Home Favorites: (buyer)

We will email you some listings that match the criteria we have discussed and keep emailing any new listings that meet your criteria.

### 3. Virtual Tours:

For our sellers we will prepare one, use it in our marketing and will have it available for all agents who are inquiring about the home. For our buyers these tours will help you navigate the home and get a real feel for it.

### 4. Electronically Signing:

All documents that need signatures will be done electronically. We will go over all documents prior to you signing them .

### 5. Earnest Money Deposits:

If offers are made and accepted all deposits will be sent via wire or a fedex label will be emailed and we can set up a pick up direct.

### 6. Inspections:

Inspectors will be diligent in inspecting homes and send out a detailed report. The inspector will be available for phone calls in regards to the reports. For sellers we will be sure that the inspections are done conveniently for your needs.

### 7. Closing Time:

A mobile notary will be sent to you to sign all required documents .

### 8. Welcome Home!!!

We will pick up keys and deliver direct. Moving companies are still operating and utilities are still being setup via phone.

We know this may not work for everyone so of course we will still have the options to do things in person when allowed. It will be at the discretion of all parties involved. The virtual option is a great option at this time. We will do everything we can to make things as easy as possible and stay within the recommendations needed. We are currently navigating with all of our clients virtually and will continue to for all current transactions. Everyone please stay safe and stay home if possible.