



DINNELL REAL ESTATE GROUP

Buyer's Guide



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DINNELL REAL ESTATE GROUP

YOUR HOME-BUYING SPECIALISTS

Our goal at Dinnell Real Estate Group is to provide you with unparalleled service. Your success in buying the right home is our first priority, and we go even further because your happiness throughout the journey means a lot to us. From the initial conversation to handing over the keys to your new home, we have got you covered. Our time is dedicated to ensuring that our client's needs are met in a timely, honest, and communicative manner. Working with us means you've got a dedicated team to rely on.

Whether you are a first-time home buyer or a seasoned investor, know that you are working with an experienced team with integrity, capability, and knowledge. We pride ourselves on our communication and negotiation skills and will work hard on your behalf.



MEET THE TEAM



ANGELA DINNELL

Client relationships are important to me. My clients always come first. With over 20 years of experience in client-based sales and marketing roles, I always chose to go the extra mile for my clients, and that is what I can credit my success to. Making the choice to give 100% all the time.

I bring this same passion and dedication to the wonderful world of real estate. For most, buying or selling a home is the single largest transaction they will most likely ever make. I want my clients to enjoy the process and be excited for the next step. Details won't go unnoticed—everything matters.

I have always desired a career in real estate. I love architecture, design and unique spaces. I love discovering hidden gems and new opportunities.

With a family of 6 at home, organization is key! I'm a busy person, but I always get the job done. In my spare time, I like to spend time with my family and friends, enjoying life's simple pleasures.



CHRIS DINNELL

From the time that I was ten years old, I have always had a dream and a passion to work in real estate. The dedication and hard work is effortless! I love working with people and my goal is to always ensure my clients are happy. Throughout the years, many of my long time clients have become friends

that I will stay in touch with forever. Working with me often means you've got a friend for life.

I will work hard to ensure you and your family are well taken care of, when either buying or selling your largest and most valuable asset.

In my spare time you can usually catch me with my family, four children and beautiful wife. We love vacationing, camping in the rain and hanging out together as much as possible. I am also an avid sports fan and always love to see the home team win. Go Canucks, go!



TIMELINE TO BUYING YOUR HOME

1 REALTOR INTERVIEW

- Discuss your needs/plans
- Type of home, area (e.g. Richmond) and features
- Agree on a start date



2 PRE-APPROVED FOR A MORTGAGE

- Meet with a mortgage broker
- Obtain a copy of your pre-approval

3 TOURS

- View properties that best fit your criteria

4 OFFER

- 48 hours to negotiate terms and conditions

REJECTED

ACCEPTED

5 SUBJECT REMOVAL

SUN	MON	TUES	WED	THURS	FRI	SAT
1	2	3	4	5	6	7
← FINANCING →						
← REVIEW DOCUMENTS →						
8	9	10				
REVIEW DOCUMENTS		FIRM DEAL!				
← INSPECTION →						

8 POSSESSION

- Keys given to new owner
- Welcome home!

7 COMPLETION

- Land title changes officially to new owners
- Registration letter received

6 DEPOSIT DUE

- Holds property until completion
- Part of the sale price

SUBJECT REMOVAL PROCESS

**YOUR OFFER HAS BEEN ACCEPTED
BY THE SELLER. THESE ARE YOUR
NEXT STEPS!**

1 Mortgage: check and shop for rates

Michael Friedman Friedman Mortgage Advisors 604-657-1684
Kelly Hudson Kelly Hudson Mortgages 604-312-5009
Ryan Cooper Paragon Mortgage Group 604-315-8221

2 Lawyer or Notary Public: meet with lawyers to sign paperwork before completion (approximately 3 business days)

Cohan Buchan Edwards 604-273-6411
Oval Village Law 604-447-3802

3 Inspection: approximately 3 hours & \$300-\$600 cost

Ali Javaheri Zinc Inspections 778-683-7147
Dave Fairbairn Fairbairn Inspections 604-395-2795
Victoria Ballantine Allegiant Inspections 604-983-6918

4 Review strata documents (if applicable)

- Form B: a summary page with information
- Read through all the Annual General Meeting and Minutes from oldest to newest in order to provide insight into the upcoming repairs/maintenance pattern of the strata (is the strata proactive?)
- Check for special assessments and engineering reports

5 Review property disclosure statement

- Provided by the seller
- Discloses any information the seller is aware of in the subject property

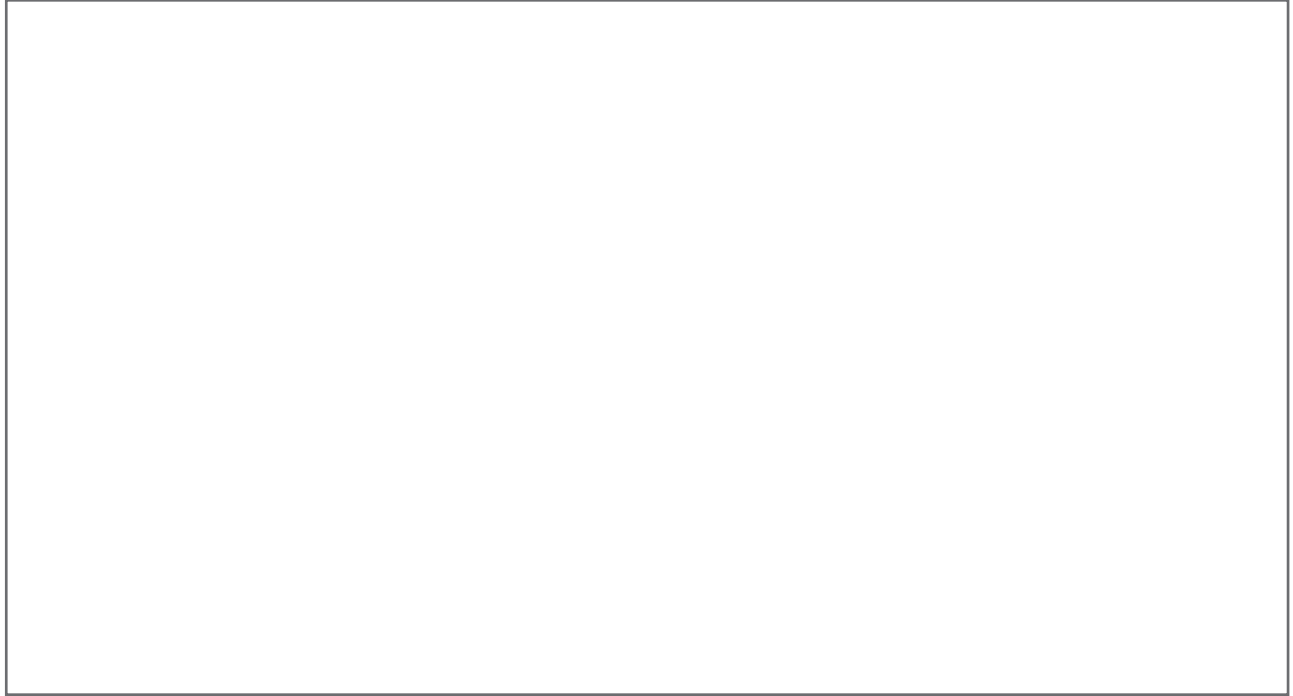
6 Subject removal

- Once above is approved, sign subject removal
- Have deposit money ready in the form of a bank draft made out to:
RE/MAX Westcoast In Trust

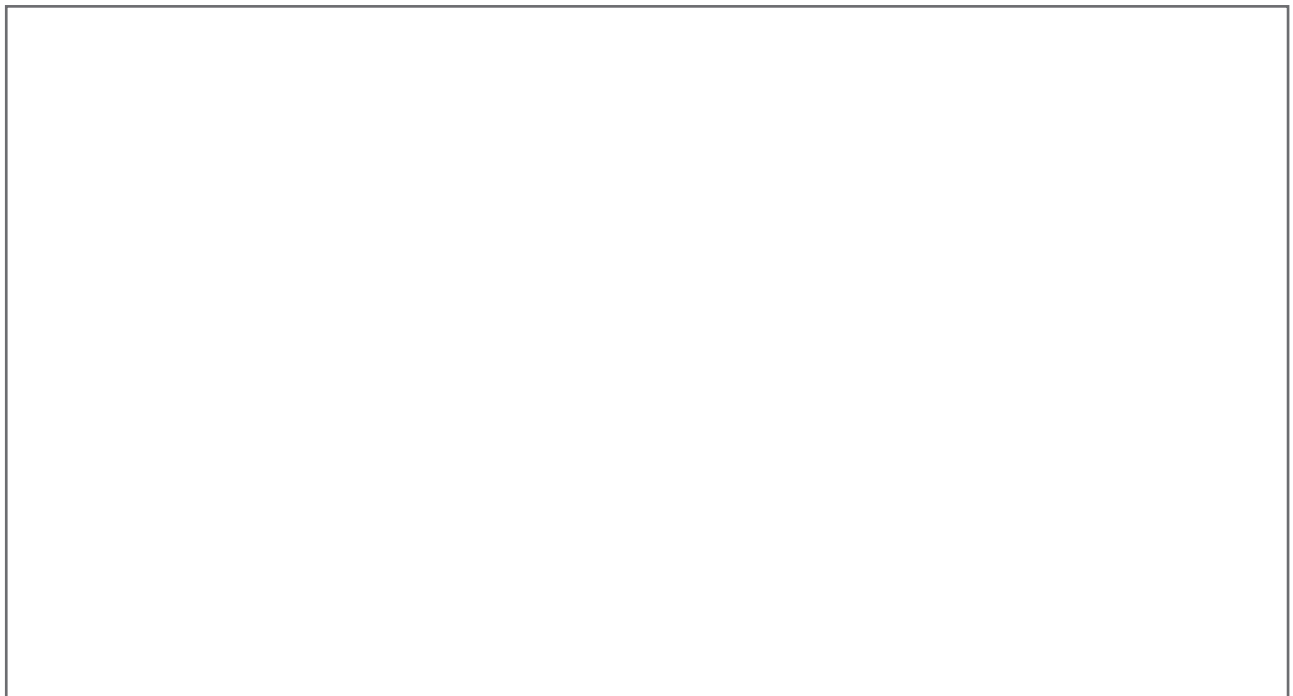


WANTS AND NEEDS IN MY NEW HOME

MUST-HAVES

A large, empty rectangular box with a thin black border, intended for the user to list their must-haves for their new home.

NICE-TO-HAVES

A large, empty rectangular box with a thin black border, intended for the user to list their nice-to-haves for their new home.

CLIENT TESTIMONIALS

We needed a realtor who would go the extra mile to help sell our home and get our next property. It's safe to say Dinnell Real Estate Group probably went an extra 10 miles. From sound advice, staging and helping move and store our belongings to make our home show ready they were great. Thanks again Angela and Chris for guiding us through an interesting time in Vancouver real estate.

—Matt Welford (Google, 5 stars)

From the moment I met Chris & Angela Dinnell, I knew I was in good hands. They were knowledgeable, professional, and hard working. They walked me through the process, answered all of my questions, and I felt so comfortable having them in my home. When I had to be out of town, Chris arranged to have some work done in my apartment, so when I came home it was all done. They are amazing real estate agents and now they are my friends!

—Caren Erickson (Google, 5 stars)

My husband and I recently sought the services of Chris and Angela to help sell our house. They did a fantastic job for us. Everything was done in a timely fashion and we were never left wondering where we were at in the process. They went the extra mile to help sell our house. Whether it was through the professional pictures, the other marketing efforts and even Chris power washing a portion of our backyard, we always felt they were going to do whatever necessary to get the job done. We would highly recommend their Real Estate services to anyone looking to buy or sell their home.

—Alana Carroll (Facebook, 5 stars)

It was an absolute delight to work with Chris and Angela! From extensive preparation and a professional suite of services to the small details like professional photos and thoughtful notes and cards, I cannot say enough about my wonderful experience with this power couple! I welcomed them into my home as strangers and we left it together as friends. Chris and Angela truly inspire me to bring my very best to my work and business and they are excellent role models for the community. I highly recommend them for your real estate needs!! Keep up the great work.

—Ipsita Banerjee (Google, 5 stars)

It was a pleasure working with Chris and Angela while purchasing my first home. They made the process seamless and stress free!! I wholeheartedly recommend using Chris and Angela for your real estate needs!!

—Peter Tichbon (Google, 5 stars)



Angela and Chris have been outstanding to work with on the sale of our home. They are knowledgeable about the local market, active in the community, and hard working when it comes to the marketing and selling of a home. We will be recommending them to all of our friends and family as the best agents around!

—Ryan Donald (Google, 5 stars)

For more reviews, visit our [Google page](#)



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