

# BUYER GUIDE

*jht group*



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# EXP Realty Named to Glassdoor's Best Places to Work for Sixth Consecutive Year

BELLINGHAM, Wash. — Jan. 11, 2023 — eXp World Holdings, Inc. (Nasdaq: EXPI), the holding company for eXp Realty®, Virbela and SUCCESS® Enterprises, today announced that eXp Realty has made Glassdoor's Best Places to Work list for the sixth straight year in the U.S., ranking No. 20 out of 100 in the U.S. Large Company list.

"Our continual focus on iterating the agent value proposition with the intention of being the most agent-centric real estate brokerage on the planet has attracted some of the brightest and most service-oriented professionals in the industry," said Glenn Sanford, Founder, CEO and Chairman of eXp World Holdings and CEO of eXp Realty. "By focusing 100% on improving the lives of our agents and their customers, we have built the fastest growing real estate company."

## About eXp World Holdings, Inc.

eXp World Holdings, Inc. (Nasdaq: EXPI) is the holding company for eXp Realty®, Virbela and SUCCESS® Enterprises. eXp Realty is the fastest-growing real estate company in the world with more than 86,000 agents in the United States, Canada, the United Kingdom, Australia, South Africa, India, Mexico, Portugal, France, Puerto Rico, Brazil, Italy, Hong Kong, Colombia, Spain, Israel, Panama, Germany, Dominican Republic, Greece, New Zealand, Chile, Poland and Dubai and continues to scale internationally.





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**THOMAS PARK** ————— Realtor

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 Thomas Park - JHT Group

My name is Thomas Park (박준기). I am a husband and a father of two energetic boys. I was born and raised in S. Korea and immigrated to United States. My exposure and experience in both cultures expand my perspective on a variety of people. I am fluent in English and Korean.

My passion is my family, and friends and building wealth for people around me. My favorite quote from Michael Jordan is, "Talent wins games, but TEAMWORK and intelligence win championships." The same is true in business.

My core values are integrity, honesty, loyalty, and a positive attitude. My background in Law Enforcement gives me the ability to work with my team members to solve any problem that arises and motivates me to never give up. As a professional Realtor, my duty is excellence in customer service and exceeding my client's expectations when looking for their dream home.

I am here to make your home buying/selling experience a breeze and memorable. Your 'DREAM' is achievable when you 'BELIEVE'. I can help you achieve getting your Dream Home.

*Thomas Park* **Thomas Park**  
Realtor®



WELCOME HOME



# Buying VS. Renting

Buying a home can help you escape the cycle of rising rents

Rents have been rising **aggressively for decades**. When rents rise, you pay more, and that can make it even harder to save to buy a home.

With inflation high, landlords may be even more likely to increase your rents. Homebuyers can lock in a monthly payment for 15-30 years.

Data shows **72% of housing providers plan to raise the rent** on one or more of their properties.



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## Benefits of Homeownership

### Tax Savings

Mortgage interests and tax payments may be deductible.

### Appreciation

While owning, the value of home may increase, giving you a larger return.

### Equity

Monthly payments help reducing your debt and increasing equity.

### Builds Strong Credit

Consistent and timely monthly loan payments build credit.

### Price of Ownership

Freedom to create the living environment you have always wanted.

### Health

Home owners report higher satisfaction, self-esteem and control over their life.

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# Your Step-by-Step Guide to Home Ownership

1

## Get Pre-approved

In order to receive pre-qualification letter, we review your financial status and estimate the maximum loan amount.

2

## Find a home

Work with us and find the perfect home.

3

## Offer Accepted & Escrow Open

Sales contract is signed by both parties and sent to the escrow company.

4

## Apply for a Mortgage Loan

Fill out loan application and provide required documents, intend to proceed.

5

## Processing

The Processor reviews title, insurance and other documents.

6

## Home Inspection

Inspector examines the condition of a property.

7

## Appraisal

Order appraisal to determine the value of the home.

8

## Underwriting

Carefully review the file with investor requirements.

9

## Conditional Approval

Underwriter approves the loan subject to given conditions.

10

## Loan Approved

Receive confirmation the loan has been approved

11

## Gather Conditions & Clear to Close

Loan officer collects the conditions and underwriter clears the conditions.

12

## Closing Department

Initial closing disclosure gets generated and received by the borrower at least 3 business days before signing.

13

## Doc Signing

Docs sent to escrow and borrower signs the documents.

14

## Final Walk Through

Borrower's approve the home's condition prior to closing.

15

## Closing

Lender wires the funds to escrow and title gets recorded.

16

## Get Your Keys!



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# A Crucial First Step: Mortgage Pre-Approval

Mortgage pre-approval means a lender has reviewed your finances and determined how much you're qualified to borrow.

## Factors that may impact pre-approval

1. Income
2. Debt
3. Assets
4. Credit History
5. Employment

## Benefits of Pre-Approval

1. It gives you clarity when determining your home buying budget.
2. Helps sellers know your offer is serious.
3. You can be more confident in your ability to secure a loan.



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# Things to Avoid After Applying for a Mortgage

Consistency is the name of the game after applying for a mortgage. Be sure to discuss any changes in income, assets, or credit with your lender, so you don't jeopardize your application.

- Don't change bank accounts.
- Don't apply for new credit or close any credit accounts.
- Don't deposit cash into your bank accounts before speaking with your bank or lender.
- Don't make any large purchases.
- Don't co-sign other loans for anyone.





## Be the First One to Live in the New Home

Don't make a mistake by signing directly with the builder's on-site agent. You need an agent to represent you to help through the process. Take your own realtor with you to your first visits.

- Knowledge in the current markets
  - Exposure to many different builders and the process
  - Past Experience in new construction sales
  - Represent the buyer with the utmost fiduciary duty
  - Know-hows in the necessary upgrades. Don't over spend on unnecessary upgrades the builders may ask you to do
-



# Testimonials



5.0 181 reviews\*



5.0 80 reviews\*



5.0 55 reviews\*



5.0 23 reviews\*

(JHT Group: \*Updated on 2/15/2023)

## Positive: Professionalism, Responsiveness

JHT Group is absolutely amazing. We had been looking for a home to purchase for a few months and faced a lot of obstacles. The market was too competitive and we were about to give up on our search. Then we consulted JHT. JHT makes real estate super easy. The team leader Jin is highly competent and professional. Our agent Allen was attentive, speedy, and dedicated to our search for our dream house. We closed escrow yesterday. We are thrilled to have worked with JHT and recommend them highly for anyone's real estate needs.



Jessie K.

from Google

It was our first time selling the house, and JHT has been exceptional in every way. They are responsive, caring, fair, and professional. They also helped us finding our new home. Selling and buying at the same time can be tricky to say the least, but JHT made it so easy for us. When it comes to selling or buying a house or both, reach out to JHT!!!



Jung Woo P. Long Beach, CA

from Yelp

Very efficient, professional, and prompt. JHT sold my house within a week during the early quarantine period and have communicated superbly every step of the way. They also helped us get our new house which had 7 other offers, by moving quickly and being very responsive to both seller and our side, so we could close the deal as soon as possible. Buying a home in this market is challenging, especially during this time, but working with JHT made it as painless and as straight forward as possible. We highly recommend them. Everything went smoothly, and they were great to work with.



Michelly P. Newport Beach, CA

from Yelp

Buying a house during the pandemic can be nerve-racking but our first home buying experience was pleasant, thanks to Jin Hong and his team. The process was smooth and speedy; faster than we can keep up! JHT is passionate, knowledgeable, and understands exactly what the buyer/seller needs. Friendly staff was also a plus. We highly recommend JHT and hope your buying/selling experience is just as satisfying. You won't be disappointed!



Paul K. Buena Park, CA

from Yelp

- ★★★★★ Local knowledge
- ★★★★★ Process expertise
- ★★★★★ Responsiveness
- ★★★★★ Negotiation skills

Selling our home with the Jin Hong Team was exceptional! Everything went so smoothly and what I appreciated the most was their quick responses.

Since this is all happening during the pandemic, we were worried about prospective buyers visiting our home while we were still residing there. They eased our worries by providing all the sanitizing needs: masks, gloves, hand sanitizer, and even shoe covers were packaged in nice little one-time use packets for each visitor. They even taped a warning sign on the front door to make sure that everyone abided by the rules.

The no-hassle, online form-signing was also great. We would be notified via email for any new DocuSigns and only had to visit their office once for the final document signing.

They represented our home in the best way possible through great pictures and videos. Their 3D-walk through was amazing and they spent very little getting this done.

We purchased this home through them and sold the same house through them since we fully trust the team. Thank you JHT Group for your excellent service!

Sold a Condo home in 2021 in Foothill Ranch, CA.

from Zillow

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