glasshouse REALTY

The Difference is Clear

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Home Buyer **Guide**

Finding home, made clear. A simple look at what to expect, and how we'll guide you from first conversation to keys in hand.

Greater Dayton · Greater Cincinnati · Greater Cleveland · Akron–Canton · Springfield & Columbus

Your path **home**

Whether it's your first home or your fifth, the journey follows a familiar path. Here's the big picture. Your Glasshouse agent fills in the details for your goals, your budget and your market.

Start with a conversation

Talk through what you want, what you need and when you want to move. We'll help you turn a wish list into a plan.

Get pre-approved

Know your buying power before you fall for a home. We can connect you with a local lender, including Glasshouse Mortgage.

Sign your buyer agreement

Before touring homes, you'll sign a written agreement with your agent. We'll explain exactly what it covers, in plain language.

Search with intention

We'll build a search around what matters most to you and make sure you hear about new homes as soon as they hit the market.

Tour and compare

See homes in person, ask every question and weigh your options with someone who knows the neighborhoods.

Make a strong offer

Price, terms, earnest money and contingencies all matter. We'll help you write an offer that's competitive and protects you.

Inspection and appraisal

Learn what you're really buying and confirm its value. We'll guide you through what the findings mean and any next steps.

Closing day

A final walkthrough, a stack of signatures, and then the best part: the keys. We keep every party on track to get you there.

Know before **you buy**

The right home can come up fast. A little groundwork now means you're ready to act with confidence when it does.

Gather your documents

Pay stubs, tax returns and bank statements keep pre-approval moving.

Keep your credit steady

Hold off on new loans, cards or big purchases until after closing.

Know your must-haves

Separate what you need from what would be nice. It makes decisions easier.

Look at the whole picture

Commute, property taxes, HOA fees and utilities all shape the real cost.

Plan your timeline

A lease ending or a home to sell first? Your timing shapes your strategy.

Think long term

How long you plan to stay affects what makes sense to buy.

Not sure what you need yet? Ask your Glasshouse agent for our home checklist.

Budget beyond the down payment

- Down payment
- Earnest money deposit
- Closing costs
- Home inspection
- Appraisal
- Homeowners insurance
- Moving costs

Every purchase is different. Ask us for an **estimate of your cash to close** so there are no surprises.

Let's find your **next home.**

Real estate is human. Homes are personal. Buying one is never just a transaction. It's family, finances and what comes next. That's why Glasshouse leads with clarity, care and real connection, so you feel informed and supported every step of the way.

One conversation gets you:

Local insight

What's really happening in the neighborhoods you're considering, and what homes are selling for.

A search built for you

New listings that match what matters to you, the moment they hit the market.

A clear plan

Every step from pre-approval to keys, with your budget and timeline in mind.

Want the complete guide?

Connect with a Glasshouse agent for the full version, including a market snapshot for the areas you're considering, a personalized search plan and an estimate of your cash to close.

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An independent, locally owned brokerage with offices across Greater Dayton, Greater Cincinnati, Greater Cleveland, Akron–Canton, and Springfield & Columbus.

This guide is for general information only and is not legal, tax or financial advice.