



HOMEBUYER'S GUIDE



**DAVID BLAINE
HOMES**

exp[®]
REALTY

Our Mission

A Magical Real Estate Experience

Our mission is to provide a seamless real estate transaction from start to finish by providing both buyers and sellers with all of the knowledge that they could possibly need. We also aim to create lasting relationships with all clients by providing the most value through the entire experience.

Why Us?

David Blaine Homes is full of very experienced individuals who have a wealth of knowledge to share. We pride ourselves on our hard work ethic and our dedication to ensuring that all client needs are met. With a background in marketing, the team is armed with the knowledge to do anything necessary to help our clients.

DAVID BLAINE HOMES



About David Blaine Homes



BLAINE WYKER/DAVID HICKEY

OUR MEANINGFUL STORY

David Hickey was born and raised in Winter Park, FL. After graduating high school and working in sales for a few years, he received his real estate license in October of 2018. David was named Keller Williams Advantage II Rookie of the Year in 2020, and has been on fire ever since. In his free time, David enjoys relaxing with his family, as well as fishing and outdoor adventures

Blaine Wyker is also from the Central Florida region, and began his real estate journey as a Social Media/Marketing manager with Keller Williams Advantage II. After discovering his passion for real estate through this position, Blaine received his real estate license in October of 2019. Blaine was also named Keller Williams Advantage II Rookie of the Year in 2021 and hasn't looked back since. Outside of work, Blaine enjoys traveling, as well as training in Brazilian Jiu Jitsu.

With their expertise in real estate and being native to the Central Florida region, David and Blaine aim to provide both buyers and sellers a positive and stress-free real estate journey, finding everyone the home of their dreams.

ALWAYS REMEMBER

**There is nothing like staying
at home for real comfort.**

Jane Austen

Our Promise

What you can expect from us

I give you 150% in finding your home.
We give you our all to finding the home of your dreams.

We only get paid at closing
We work for FREE until we get the job done! The seller pays our commissions

Signs, FSBO, Open Houses, New Build
We're free for you, utilize us!! Call if you see any of these before making any moves.

We're VERY Good at this
We are experienced and promise to educate you for your best interest. Trust us!

All We Ask for is Loyalty
We do our entire job and request nothing from you but loyalty.



5 Steps to Starting Your Home Search

From Start to Finish

Speak to Lender

First and foremost, the best thing to do is speak to a lender about a pre approval!

Setup Home Search

Talk with your us about your family's wants and needs in your next home. We'll do the rest!

Mobile App

Download your agent's personalized MLS app for an easy search on the go

Research

Your agent will work alongside your lender to make sure any homes you see will be a fit.

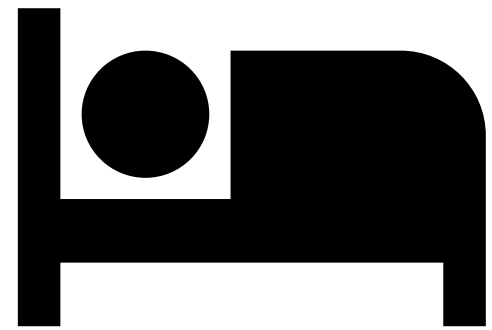
Private Tours

Notify your agent of any homes you'd like a private tour of and setup a time to see it ASAP!!

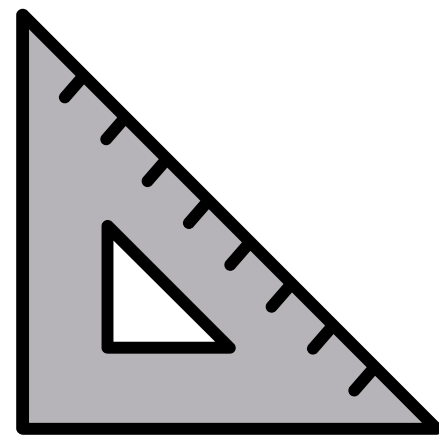


YOUR HOME SEARCH

From Start to Finish



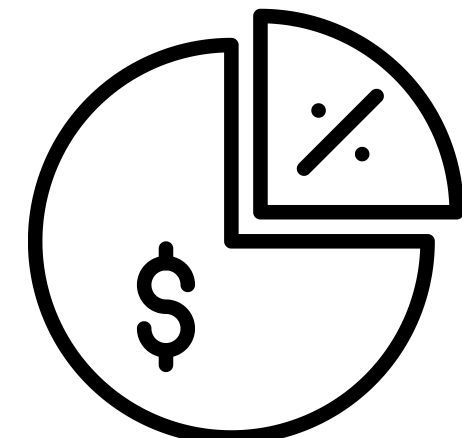
**Bedrooms/
Bathrooms**



Size



Features



Budget

WHATS OUR JOB?

From Start to Finish



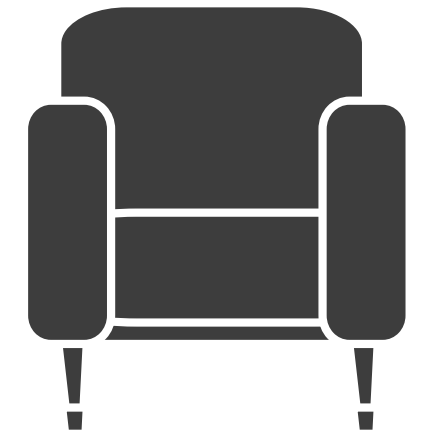
Find you the home of your dreams.



Educate you to make the best decisions possible



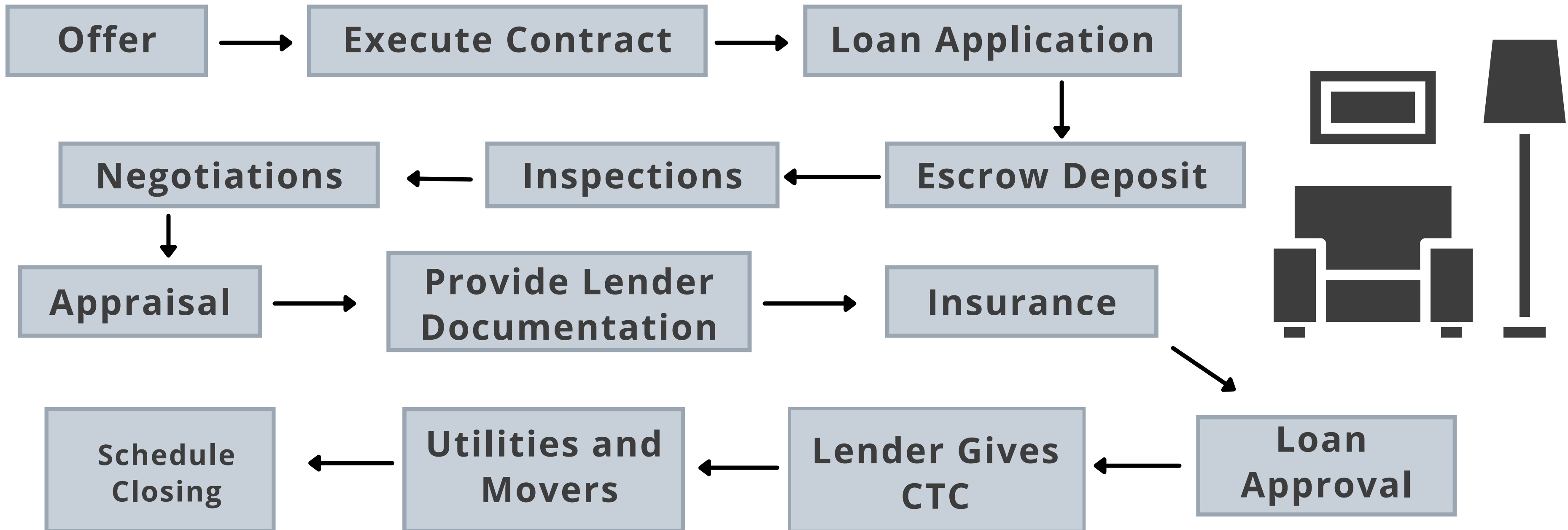
Negotiate in your best interests and protect your money.



Provide a smooth transaction from Contract to Close.

CONTRACT PROCESS

From Start to Finish



Negotiating Made Simple

How We Fight For You!

A good negotiator is key in securing and closing on your dream home. David Blaine Homes makes sure they fight for you to get you the best deal on your home.

Initial Negotiations:

- Closing costs, pre occupancies, contingencies, etc.

Post Inspection Negotiations

- Repairs, credits, moving forward

Post Appraisal Negotiations

- Repairs, decrease in price, etc.

Pre-Closing Negotiations

- Extend closing, final walkthrough repairs, etc.

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Home Warranty

Protection For Your Appliances

A home warranty covers repairs and replacements on all systems and appliances located in the home and is a great tool to ensure your home stays in tip-top shape.

Home warranties can be written into the contracts or negotiated once the offer has been accepted. Because of this negotiation tactic, there is a possibility that the home warranty can be paid for by the seller.

Ask if this is right for you!



PRE-CLOSING CHECKLIST

From Start to Finish



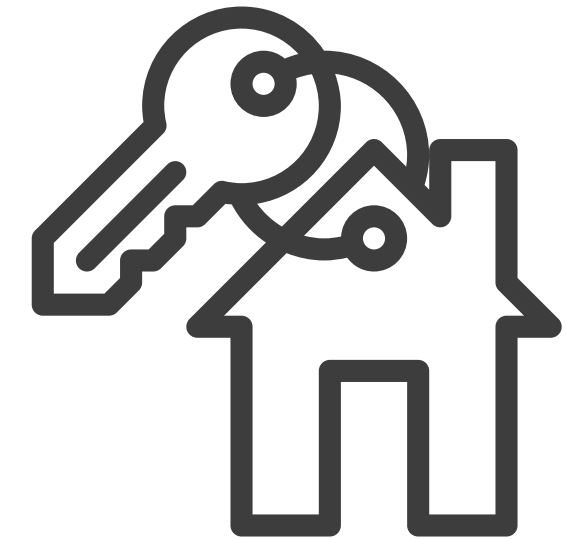
**Obtain Loan
Approval**



Order Utilities



Hire Movers



Closing Day

MEET OUR TEAM

The Minds Behind David Blaine Homes



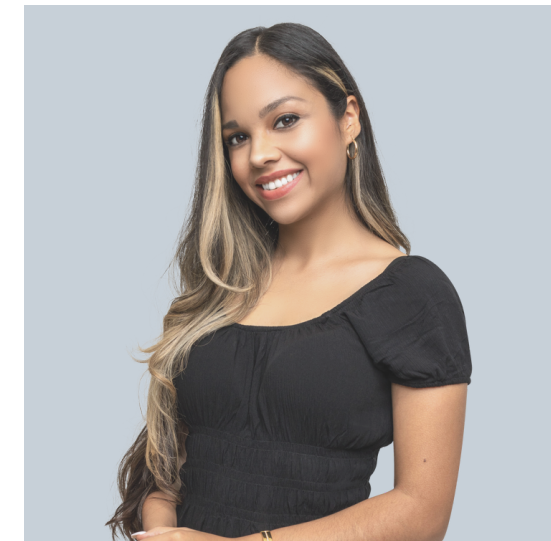
David Hickey

Managing Partner/Realtor®



Blaine Wyker

Managing Partner/Realtor®



Karla Paez

Admin/Transaction Coordinator



Contact Info

Mailing Address

422 Main St #1, Windermere,
Florida 34786

Email Address

admin@davidblainehomes.com

Phone Number

(407) 603 5125