



Denis Real Estate Group

DRE: 02247792

The Roadmap to a Successful Home Purchase

A guide for home buyers in
Riverside County

Agenda

What's in store for us today.

01

About the Alex Denis

02

Get To Know Riverside County

03

Getting To Know The Home Buying Process





About me.

Hi! My name is
Alex Denis.

I am a licensed real
estate agent at Denis
Real Estate Group.

I truly love getting to know my clients and being part of such an important moment in their lives. Whether it's your first home or your fifth, I'm here to make the experience feel simple, personal, and stress-free—from our first conversation to closing day.

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Riverside County California

Imagine waking up to gorgeous mountain views, spending the weekend exploring Temecula's vineyards, and knowing you own a piece of Southern California's hidden gem.

Riverside County is where affordability meets opportunity. Whether you're looking for a thriving city, family-friendly suburbs, or peaceful countryside, this county has something for everyone—and you can still find homes under \$500K.



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Why Move to Riverside County?

- ✓ Affordable Homes – Get more space and value compared to L.A. or Orange County.
- ✓ Wine Country & Nightlife – Award-winning wineries, live music, and craft breweries.
- ✓ Outdoor Adventure – Hike Mount Rubidoux, explore Lake Perris, or take a hot air balloon ride over Temecula.
- ✓ Family-Friendly Communities – Great schools, parks, and safe neighborhoods.
- ✓ Easy Commuting – Close to major highways, with quick access to major cities.



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Temecula - Where Wine Country Meets Luxury

Welcome to Temecula, the crown jewel of Southern California's wine scene!

Whether you're dreaming of vineyard views, top-notch dining, or peaceful mornings watching hot air balloons drift across the sky, Temecula offers a lifestyle that's both elevated and down-to-earth. With its blend of small-town charm and modern comforts, there's truly something for everyone. Let us help you find the perfect place to call home in this beautiful, one-of-a-kind community.



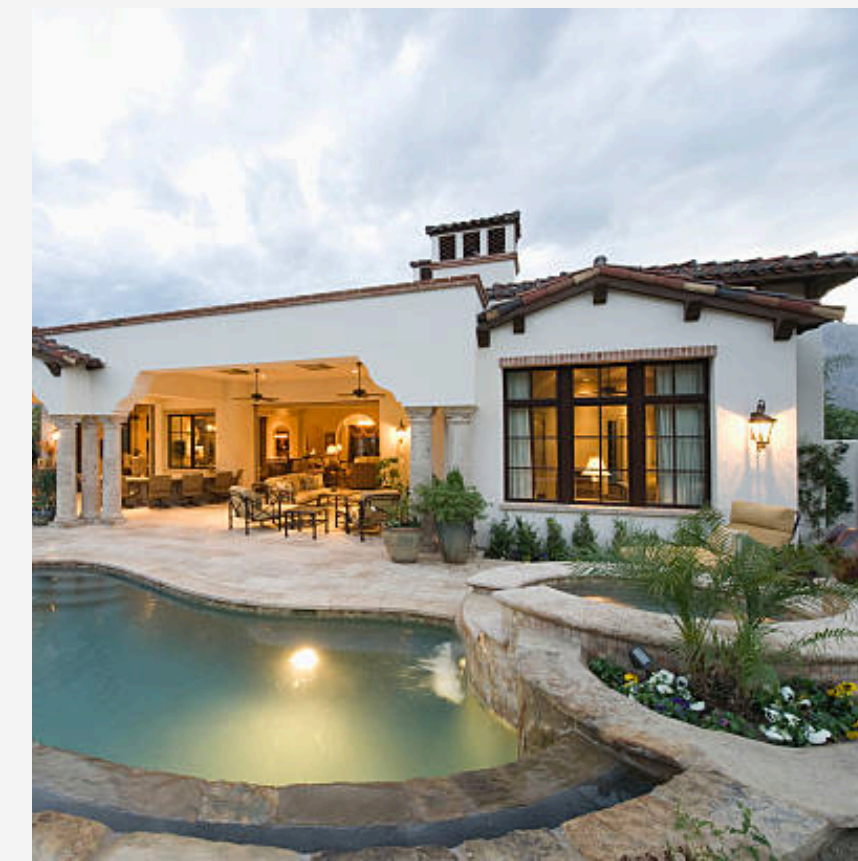


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Riverside - The Heartbeat of Southern California

Historic Mission Inn, vibrant nightlife, and stunning mountain views.

Riverside blends culture, opportunity, and affordability into one vibrant community. From its rich history and arts scene to its welcoming neighborhoods and suburban comfort, Riverside offers the best of both worlds. If you're looking for space to grow and a place to thrive, we're here to help you find the perfect home.



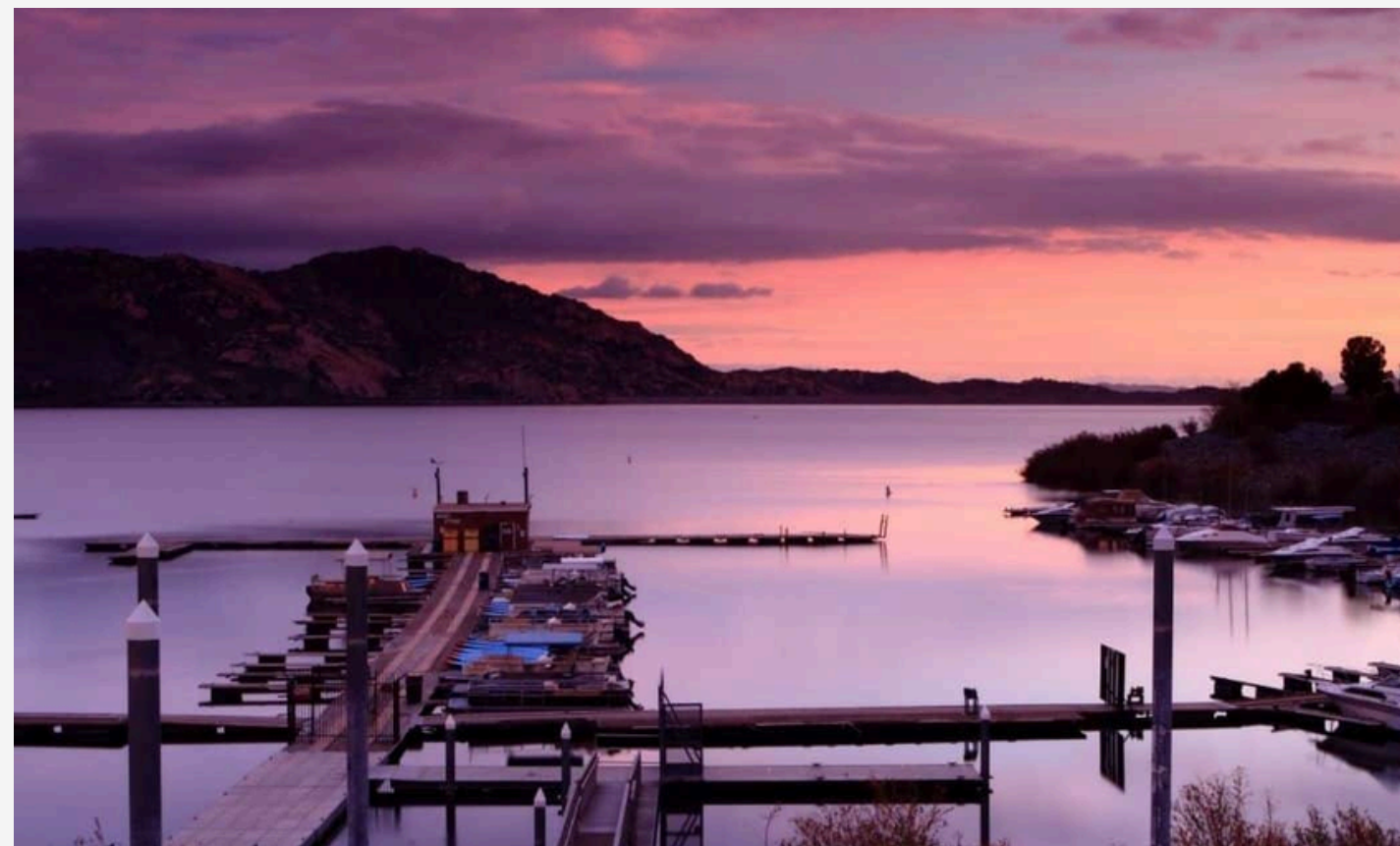


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Moreno Valley – Affordable Homes with Big Possibilities

**Love scenic lakes, mountain
hikes, and spacious homes?**

Moreno Valley delivers incredible value without sacrificing lifestyle. From beautiful lakeside spots in Sunnymead Ranch to vibrant, family-friendly neighborhoods, this city offers space to grow, affordable homes, and plenty of opportunities to enjoy the outdoors. If you're looking for a place where your family can thrive and your budget stretches further, Moreno Valley is waiting—and we'll help you find your perfect fit.





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Beaumont - Where Growth Meets Opportunity

If you want new homes, modern neighborhoods, and tons of space

Beaumont is one of Southern California's fastest-growing communities, offering stunning mountain views, new homes, and a friendly small-town vibe. With great schools, parks, and easy access to outdoor fun, it's the perfect place to call home. Don't wait—these affordable homes won't last!





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Hemet - More Space, More Value, More Charm

Dreaming of a quiet retreat, big yards, and a lifestyle that's truly yours?

Hemet offers affordable living without compromise—spacious homes, breathtaking mountain views, and world-class golf courses. It's a community where you can enjoy a relaxed lifestyle, plenty of outdoor activities, and more home for your money. If you want room to grow and a beautiful setting to call your own, Hemet is waiting.



Your journey to home ownership starts here!

These eight steps will walk you through the process with confidence.



Understand Your Credit Score



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Your credit score plays a key role in your ability to qualify for a mortgage. Most lenders look for a score of at least 620, though higher scores often lead to better interest rates. Before applying, check your credit report for errors and take steps to improve your score if needed.

Need help getting started? I can connect you with reliable credit experts or lenders to guide you.





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Get Pre-Approved for a Mortgage

Pre-approval shows sellers you're a serious buyer and helps define your price range. It involves submitting financial documents to a lender for review.

Not sure who to talk to? I work closely with reputable lenders who can walk you through the process and explain your options clearly.

Shop around first and compare different lenders to ensure you get the best loan.

Before committing to a mortgage, take time to shop around and compare offers from different lenders. Interest rates, fees, and loan terms can vary significantly, and even a small difference can save you thousands over the life of your loan.

If you're mortgaging your home, it's better to get a mortgage preapproval, too.

If you plan to finance your home, getting pre-approved for a mortgage is a smart first step. It shows sellers you're a serious buyer and helps you understand exactly what you can afford—so you can house hunt with confidence.

Figure out how much you can actually spend

Don't max out your bank loan. Allot a budget for utilities, food and other monthly expenses, too.

Just because you're approved for a certain loan amount doesn't mean you should spend it all. Be sure to leave room in your budget for monthly expenses like utilities, groceries, transportation, and savings.



Working with Denis Real Estate.

Why Choose Alex Denis?

With a deep understanding of the local market and a passion for helping clients, I deliver personalized service tailored to your unique needs. My goal is to make your home buying experience smooth, informed, and successful—every step of the way.

Your Expert Guide in Today's Market.

With up-to-date market knowledge and strong negotiation skills, I ensure you get the best possible deal. I stay on top of trends and opportunities so you don't have to—helping you make confident decisions every step of the way.

Start Your Home Search

Once we've connected and I understand your needs and preferences, we'll begin exploring homes that fit your lifestyle and budget. I'll guide you through the best options and help you evaluate each property to find the perfect match.

Understanding the type of home you want helps narrow your search and makes finding the perfect fit easier and faster.





Think About Location Essentials

When searching for your new home, be sure to consider transportation options and nearby school districts—both play a big role in convenience and long-term value.

Make your offer

When you find the right home, submit an offer that's fair—neither too low nor too high—to increase your chances of success.



Ask Your Agent to Compare Recently Sold Homes Nearby

To make a fair and competitive offer, it's important to review recent sales of similar properties in the area. This helps us understand the market value and ensures your offer reflects current conditions, giving you the best chance to secure your dream home.

Collaborate Closely to Strengthen Your Offer

I'll help you craft a strong offer with key contingencies that protect your interests and boost your chances of success.

Having a professional inspect your potential home can reveal serious issues a seller may be hiding from you.

A thorough inspection can uncover hidden issues that may not be visible during a showing. It's a crucial step to protect your investment and make an informed decision before moving forward.

If you have an inspection contingency, you might get the repair costs deducted from the asking price.

If issues are found during the inspection, an inspection contingency allows us to negotiate repairs or request a price reduction—saving you money before closing.

Set a date for inspection





Close the sale and move in!

**Remember to do a final walk-through
before signing the final paperwork.**

Before closing, we'll do a final walk-through to ensure the home is in the agreed-upon condition and any requested repairs have been completed. It's your last chance to confirm everything is ready.



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The Home Buying Process: Summary

Let's recap all the steps you should go through.

01 Check your credit score

02 Get pre-approved for a loan

03 Figure out how much to spend

04 Let's work together

05 Go house hunting

06 Make a fair offer

07 Schedule a home inspection

08 Close the sale and move in





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Let me know if you have any questions

Call today and get a free consultation

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