

BUYER'S GUIDE

2026

Google Rating

4.9 ★★★★★ 343 reviews



Asheton Shilts ✓

1 month ago



Very responsive and tentative to all my questions. Even did research on my behalf to answer some of my
[Read more](#)



Vic Rivera ✓

7 months ago



Responded so quickly! Had everything set up and ready to go within less than a day. Excellent communication and
[Read more](#)



ShahrulLadue ✓

February 12



Bought a Single Family home in 2024 in Arcadia gardens, Saint petersburg, FL.

Finding a second home in the vibrant city of St. Petersburg, FL. was a dream come true, all thanks to our exceptional
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shermlinda ✓

August 28, 2023



Bought a home in 2023. The process of purchasing a house from out of state was seamless. Being in New York State and wanting a home in Florida
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JOIN THE HUNDREDS OF SATISFIED HOMEBUYERS

170

Sales last 12 months

205

Total sales

\$15K-\$2.6M

Price range

\$403K

Average price

Zillow Rating

5.0 ★★★★★ 96 reviews



Maui Tran ✓

November 7, 2019



Recommend nice group to everyone ..I got 4000\$ credit closing cost ..Thanks



kalebmatthew... ✓

October 24, 2023



Prattville, AL.

Helped me out a lot and friendly, great for soft inquiries and if you don't want to effect your credit score and they don't pry
[Read more](#)



C Rasnick ✓

2 months ago



Great team from start to finish. They stay on task helping me find a home and getting financing done. It's an all in one
[Read more](#)



Alexandra M. ✓

February 17, 2021



Very fast response time. They talked me through all my concerns and were Understanding of my needs and situation. A
[Read more](#)

REASONS TO BUY WITH US

SELECTION

Our exclusive search portal is linked directly to MLS, which means you'll gain instant access to listings before they appear on major search sites like Zillow or Realtor.com. Whether you're looking for a specific location, style, or price range, our service ensures you see potential homes the second they become available.

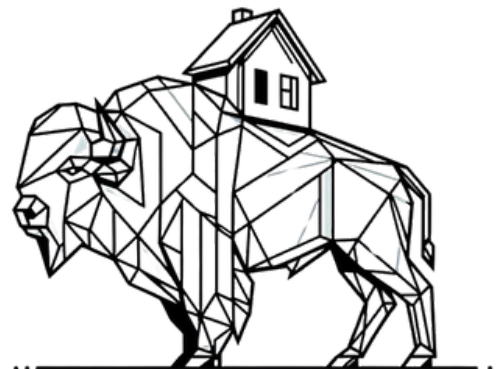
TRANSPARENCY

You'll receive instant alerts on price changes and continuous updates throughout the buying process, ensuring you're well-informed and supported every step of the way around the clock.

EXPERTISE

We prioritize precise presentation and robust negotiation to safeguard your interests. In 2025, our strategic methods netted homebuyers \$3.1 million in seller-paid closing cost savings.

Vreeland Real Estate agents average 23 unit sales annually—twice the industry average of fewer than 12. Our expertise ensures that each property fits your needs and positions you advantageously for offers, significantly boosting our ability to secure top deals in the competitive Florida market.





WE SAVED THE POWELLS...

\$23,499

IN CLOSING COSTS



WE SAVED ANNE...

\$36,757

IN CLOSING COSTS



WE SAVED CORY...

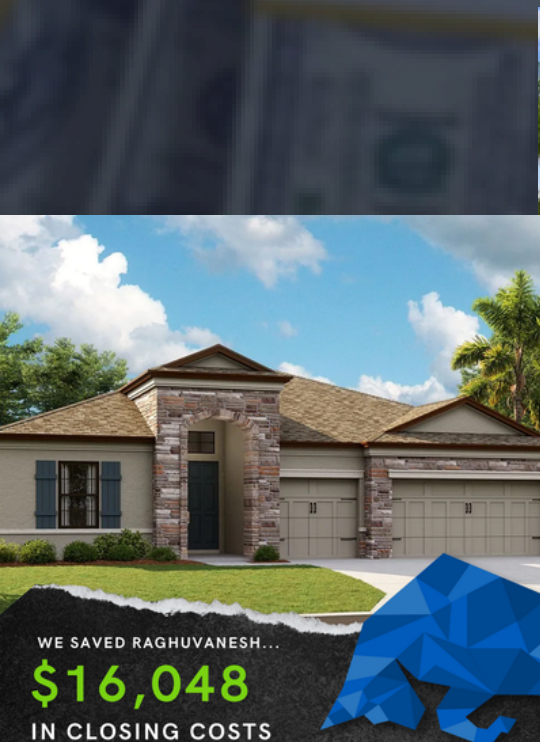
\$21,600

IN CLOSING COSTS

IN 2025, WE SECURED OVER

\$3.1 MILLION

IN CLOSING COST CONCESSIONS
ON BEHALF OF OUR HOMEBUYERS



WE SAVED RAGHUVANESH...

\$16,048

IN CLOSING COSTS



WE SAVED JORDAENS...

\$22,200

IN CLOSING COSTS



WE SAVED JOHN...

\$29,940

IN CLOSING COSTS

BUYER AGENCY

BENEFITS

Services Offered	Seller's Agent	Buyer's Agent
Home Showing Arrangements	X	X
Assist with Financing Options	X	X
Provide Detailed Property Information	X	X
Disclose FULL Property History and Liens		X
Represent in Diverse Transactions (MLS, Auctions, FSBOs, etc.)		X
Advocate for Buyer's Interests Alone		X
Negotiate Favorable Terms and Price		X
Maintain Confidentiality of Buyer's Financial Details		X
Negotiate on Home Inspection Repairs		X
Offer Honest Advice, Including Reasons Not to Buy		X

BUYER'S TIMELINE

HIRE AN AGENT

Start by finding one of our real estate agents who best aligns with your needs.

GET PREAPPROVED

This critical step helps you finalize your budget and demonstrates your financial readiness to sellers, making you a more attractive buyer.

GO HOUSE HUNTING

With your agent's guidance, explore homes that meet your criteria using our exclusive home search portal. Tour homes online and/or visit them in person through open houses or private showings.

MAKE AN OFFER

Once you find a home you love, work with your agent to make an informed offer. Your agent will help you decide on the offer based on the home's value, the current market conditions, and your budget.

CLOSE ON YOUR HOME

Finalize your home purchase at the closing table, where you'll complete all necessary paperwork, make the required payments, and officially receive the keys to your new home.

TIPS FOR A SMOOTH HOMEBUYING EXPERIENCE

PREPARE EFFECTIVELY

- Gather Financial Documents
- Avoid Major Purchases
- Save Early

SECURE A BUYER'S AGENT

A buyer's real estate agent will help you navigate the complexities of the property market and negotiate tirelessly on your behalf alone.

COMMUNICATE CLEARLY

- Clarify Doubts: If any part of your contract is unclear, don't hesitate to ask for explanations before committing.
- Speak Up: Ensure your preferences and concerns are heard by your real estate team.

STAY PATIENT, REMAIN PERSISTENT, ACT DECISIVELY

- Practice patience but be ready to act swiftly when you find the ideal property.
- Stay committed to your search, regardless of how long it takes.
- When you feel confident about a property, go ahead and pursue it confidently.

FLEXIBILITY IS KEY

All kinds of factors beyond your financial control can influence your homebuying process, so remain flexible and prepared to adjust.

Homebuying Do's	Homebuying Dont's
Research the market to understand current trends and prices.	Don't overlook additional costs like property taxes, insurance, and maintenance.
Get pre-approved for a mortgage to know your budget and strengthen your offer.	Don't make big purchases or take on new debt before closing, as it could affect your mortgage approval.
Hire a reputable real estate agent who knows the local market well.	Don't skip the home inspection to save money. Unseen problems can cost more in the long run.
Prioritize your needs and wants in a home to guide your search and decisions.	Don't get emotionally attached to a property before the deal is finalized, which could cloud your judgment.
Explore different neighborhoods to find one that suits your lifestyle and future needs.	Don't ignore the future resale value of the home. Consider factors that could influence future buyers.
Save for a down payment and closing costs to avoid private mortgage insurance and reduce loan costs.	Don't rush the process. Take your time to find a home that truly meets your needs and budget.
Consider long-term needs to ensure the home will be a good fit for years to come.	Don't neglect legal and financial advice. Consult professionals to ensure all aspects of your home purchase are sound.

7 GREAT REASONS TO OWN A HOME

- 1 Appreciation:** Real estate typically appreciates over time, offering stable long-term growth and acting as an effective hedge against inflation. For instance, from 2000 to 2023, the median home price soared from \$172,900 to \$417,700 — that's an average annual appreciation of over 6%.
- 2 Equity:** Unlike rent, which you'll never get back, every mortgage payment you make builds equity in your home — it's like investing in your future with every payment.
- 3 Tax Benefits:** Homeownership can bring significant tax relief. If you itemize deductions, you might be able to deduct mortgage interest, property taxes (up to a limit), and certain buying costs. Always consult with your accountant to maximize these benefits.
- 4 Savings:** Think of building home equity as a forced savings plan. Plus, when you sell, you could exclude up to \$250,000 of the profit from federal income tax (\$500,000 for couples), making it a tax-savvy way to save.
- 5 Predictability:** With a fixed-rate mortgage, your payments remain constant, unlike rent which can escalate each year. Over time, your housing costs could become a smaller chunk of your income even though other costs like taxes and insurance might rise.
- 6 Freedom:** It's your space! Personalize, remodel, or upgrade your home to perfectly fit your style and needs without restrictions.
- 7 Stability:** Buying a home allows you and your family to plant roots, forge lasting community ties, and gives children the benefit of continuity in their education and social lives.

7 PRINCIPALS OF HOMEBUYING SUCCESS

- 1 Embrace Imperfections:** No home is perfect. You might find the yard too small or the kitchen not quite to your taste. Remember, it's more important that the home meets your essential needs and is in the right location. Prioritize your must-haves over the nice-to-haves, and prepare for a touch of buyer's remorse—it's normal and usually fleeting.
- 2 There Isn't A "Right" Time To Buy:** Don't delay when you find the right home, even if interest rates are high. Market conditions like interest rates fluctuate, but the long-term value of finding your ideal home outweighs the temporary financial climate.
- 3 Limit Outside Opinions:** It's great to seek advice, but too many opinions can cloud your judgment. Stay true to the preferences and needs of those who will actually live in the house.
- 4 Be Fair in Negotiations:** While negotiating is part of the buying process, aiming to "win" with an overly aggressive approach can sour relationships and potentially cost you the home. Aim for a deal that feels fair to both sides.
- 5 Consider the Bigger Picture:** Look beyond the four walls. Consider factors like noise levels, proximity to amenities, and the overall neighborhood vibe—these all contribute significantly to your living experience.
- 6 Prepare Early:** Get your financials in order before you start house hunting. Secure a mortgage pre-approval, research insurance options, and sketch out a potential moving timeline. Being prepared not only reduces stress but also makes you a more attractive buyer.
- 7 Select a Home That Feels Right:** Look for a home that suits your lifestyle and makes you feel at ease, rather than just considering its investment potential. While homes generally gain value over time, the true worth of a house lies in the comfort and happiness it brings to your daily life.

JOIN THE HUNDREDS OF BUYERS WE'VE HELPED SECURE THEIR DREAM HOME

[READ REVIEWS](#)

[VIEW OUR TRACK RECORD](#)



Tasha Martin ✓

6 months ago



I submitted an inquiry regarding what I was qualified for and was contacted immediately. I was given helpful advice
[Read more](#)



Gaming with th... ✓

2 months ago



Called immediately as I put in a request. Super nice people! Great customer service.



Joshua Soto ✓

3 months ago



Great experience with their team, very knowledgeable and helped me all the way ... highly recommend 100%.



Douglas Dyer ✓

3 months ago



Very understanding and More than Helpful.



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1 month ago



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Very fast response time.



Thank you for
trusting us to
achieve your
homeownership
goals together!



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