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WITH KELLER WILLIAMS ADVISORS
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BUYER'S GUIDE

A Thoughtful Guide to
Buying Your Next Home



Madhu

YOUR PARTNER.
EVERY STEP OF THE WAY.

BUYING A HOME

More Than Finding a House. Building the Life You Imagine.

Buying a home is one of the most meaningful decisions you will ever make. It is not simply about bedrooms, bathrooms, or square footage.
It is about choosing the place where life unfolds—where memories are made, milestones are celebrated, and new chapters begin.

At Homes by Madhu, I believe buying a home deserves thoughtful planning, honest guidance, and a strategy built around your goals—not someone else's agenda.

MADHU SARKAR, REALTOR® | California DRE #01702931
Keller Williams Advisors · California DRE #01906450

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Welcome



Most people believe buying a home begins by looking at properties.
I believe it begins by understanding you.

Every buyer has a different story.
Every family has different priorities.
My role is to listen first, understand what matters most to you, and help you make decisions with confidence.

Whether you are purchasing your first home, your forever home, or an investment property, my commitment is to guide you with clarity, honesty, and experience.

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> My role is not to sell you a house.
> My role is to help you make the right decision for your life.

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WHAT MAKES MY APPROACH DIFFERENT?

I LISTEN BEFORE I ADVISE

Every recommendation begins with understanding your unique goals and circumstances.

I BELIEVE IN EDUCATING, NOT PRESSURING

My role is not to persuade you to buy. My responsibility is to help you understand your options.

I THINK BEYOND TODAY'S PURCHASE

Your home should support your life today and your future goals tomorrow.

Madhu

Advice offered with confidence, never with control.





QUESTIONS EVERY BUYER SHOULD CONSIDER

Before purchasing a home, ask yourself:

01 | What does home truly mean to me?

02 | How long do I plan to stay?

03 | What lifestyle am I creating?

04 | Which features are essential, and which are simply preferences?

05 | How will this home support my future?



There are no wrong answers here — only clearer ones. The more honestly you answer, the better I can help.

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What You Can Expect When We Work Together



A THOUGHTFUL PATH. EVERY STEP WITH PURPOSE.

01 **DISCOVER YOUR GOALS**
Before we begin looking at homes, we take time to understand your lifestyle, priorities, long-term plans, and what home truly means to you.

02 **FINANCIAL PREPARATION**
Confidence begins with clarity. Together we discuss your purchasing power, financing options, and budget so every decision is made with confidence rather than uncertainty.

03 **FINDING THE RIGHT HOME**
Searching for homes is easy. Finding the right home requires understanding how you live today and how you hope to live tomorrow.

04 **EVALUATING EVERY OPPORTUNITY**
Beautiful photographs do not tell the whole story. Together we look beyond first impressions and evaluate each home's strengths, potential challenges, long-term value, and overall fit.

05 **CRAFTING A STRONG OFFER**
A successful offer is about more than price. We develop a thoughtful strategy designed to position you as the strongest buyer while protecting your interests throughout the negotiation.

06 **ESCROW AND CLOSING**
From inspections and disclosures to contingency timelines and final documents, I guide you through every step so you always know what comes next.

07 **WELCOME HOME**
Closing day is not the end of our journey. It is the beginning of your next chapter, and I remain a resource long after the keys are in your hands.

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MEET ASK MADHU

Your Personal Real Estate Assistant

Have a question while exploring your options?
Ask Madhu is here to help.

Real Answers

Get clear, honest answers to your real estate questions—anytime.

Real Guidance

Understand your options with step-by-step insights tailored to your needs.

Real Support

From buying process to financing, inspections, and offers—I have got you covered.

Real Experience

Backed by the same experience, care, and philosophy I share with my clients.



TALK TO ASK MADHU

Whether you are just starting your search or ready to take the next step,

I am here to guide you with clarity and confidence.

Madhu | YOUR PARTNER. EVERY STEP OF THE WAY.

TODAY'S MARKET INSIGHT

The real estate market is always changing.
My job is to translate the numbers into information you can use to make confident decisions.

01

LOCAL EXPERTISE

Local expertise that goes beyond the headlines.

02

DATA, TRENDS, & EXPERIENCE

Data, trends, and experience to guide your strategy.

03

ADVICE THAT PUTS YOU FIRST

Advice based on what is best for you — not what is easiest for me



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EVERY STEP OF THE WAY.

THE RIGHT HOME IS OUT THERE

Sometimes it is love at first sight.

Sometimes it takes time.

Either way, I will be by your side
until we find the place that
truly feels like home.



It is not just about finding a house.
It is about finding your place in the world.

WHY CLIENTS CHOOSE HOMES BY MADHU

01

DEEP KNOWLEDGE OF THE BAY AREA MARKET

Local insight and experience that help you make informed decisions.

02

STRONG NEGOTIATION SKILLS

Skilled advocacy that protects your interests and helps you get the best possible outcome.

03

CLEAR COMMUNICATION

You will always know what is happening, what to expect, and what comes next.

04

A CALM, STEADY PRESENCE

Guidance you can rely on during one of life's biggest decisions.

05

RELATIONSHIPS THAT LAST

My commitment to you continues long after closing.

Recognized For Results

TRIPLE GOLD AWARD

2023 America's Best MADHU SARKAR AMERICA'S BEST REAL ESTATE PROFESSIONALS

2026 REALTRENDSVERIFIED TOP 25% AGENT Ranked Nationally & Locally

HOMESNAP'S MOST VIEWED AGENT AWARD Madhumita Sarkar



Madhu

MORE THAN A TRANSACTION.
A TRUSTED PARTNERSHIP.



READY TO BEGIN?

Every successful home purchase begins with a conversation.

I would be honored to learn about your goals and help you create a strategy designed specifically for you.

LET US CONNECT

Schedule your complimentary consultation today.

(650) 504-7768
Madhu@HomesByMadhu.com

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Your Home.

Your Journey.

My Commitment.

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Each office is independently owned and operated.
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Serving the Peninsula, Silicon Valley, East Bay and Tri-Valley

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Thank You

Thank you for taking the time to read this guide.

I hope it has given you greater clarity, confidence, and a deeper understanding of the home-buying journey.

Real estate is never just about purchasing a property.
It is about finding the place where your next chapter begins, and I would be honored to be part of that journey.

Whether you are ready to begin today or simply have questions about the market, I am always here as a trusted resource.

I look forward to the opportunity to help you find not just a house, but a place you are proud to call home.

> "ADVICE OFFERED WITH CONFIDENCE,
> NEVER WITH CONTROL."
>
> My role is to guide you. Your role is to decide.
> Together, we make the right move for your future.



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More Than a Transaction. | A Trusted Partnership. | A Lifetime of Support.

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