



OUT OF STATE

# Buyer

*handbook*

YOUR HOMEBUYER'S GUIDE



KEY PREMIER  
*Realty*



15310 Amberly Drive #250, Tampa,  
FL 33647



keypremierhome.com  
keypremierrealty.com



# TABLE OF CONTENTS

## **1. WELCOME TO TAMPA**

Getting Started	5
KPR Realty FAQ's	6
Tampa Real Estate Market	9
Property Values in Tampa	10
Tampa Neighborhoods	11
Taxes & Fees in Tampa	12

## **2. FINANCIALS**

Mortgage Options	14
Choosing a Lender	15

## **3. VIRTUAL HOME BUYING PROCESS**

Selecting Your Realtor	17
------------------------	----

## **4. ESSENTIALS FOR RELOCATION**

Vehicle Movers and Car	19
Insurance	
Transfer of Driver's License	20
Setting Up Utilities	21

## **5. INSPECTION, APPRAISAL**

Home Inspections	23
Appraisal	24
Title & Insurance	25

## **6. CLOSING YOUR TAMPA HOME**

Closing Process	27
-----------------	----

## **7. SETTLING INTO YOUR NEW HOME**

Way Around Tampa	29
------------------	----

## **8. VENDORS**

## **9. FAQs FOR OUT-OF-STATE BUYERS**

# Thank you!

Thank you for choosing to put your trust in us for the process of buying and/or selling your home. Every member of our team is committed to ensuring that ALL of your real estate needs are not just met, but exceeded! We've created this book for your convenience and we hope that it will be a valuable resource. While the entire process is outlined for you here, please know that we will be staying in constant contact with you throughout the process. Your experience will be unique and we will adjust our service according to your wants and needs. Our focus is on your complete satisfaction.



 15310 Amberly Drive #250, Tampa,  
FL 33647



keypremierhome.com  
keypremierrealty.com

**KPR**  
**KEY PREMIER**  
*Realty*



# Welcome to *Tampa*

**KPR**  
KEY PREMIER  
*Realty*

# GETTING STARTED

Tampa is a vibrant city offering a blend of urban excitement and waterfront tranquility. Whether you're moving for work, a change of lifestyle, or retirement, this guide will help you navigate the complexities of purchasing real estate in Tampa from out of state. From choosing the right neighborhood to transferring your vehicle and setting up utilities, we have it all covered.



# FAQS FROM KPR REALTY

## WHAT IS AND WHY DO I HAVE TO SIGN A BUYER BROKER AGREEMENT?

We advise clients to sign a **buyer-broker agreement** since it not only safeguards both you and the agent but also gives the buyer and agent great assurance that the company they are working for will be loyal to them. Like hiring a lawyer, you must sign an agreement and usually pay a retainer before the lawyer can even begin working for you.

Once we have located your ideal house, we charge a fixed percentage rather than by the hour. Additionally, according to MLS and NAR regulations, in August 2024, all agents must have a showing agreement, touring agreement, or buyer broker agreement on file before opening the door.

## WHY DO I HAVE TO PAY YOU, I THOUGHT IT WAS THE SELLERS JOB?

Well unfortunately the laws have changed as of August 2024. Buyers are now responsible for paying the buyer's agent's commissions for the services rendered.

Now, this doesn't mean we won't fight to get the sellers to pay for our commissions for you as a team, but before moving forward I want to be completely honest with you. There is no guarantee that we can get the sellers to pay the commissions; if we can't, you are responsible for none, all or partial depending on what the seller/s agrees to.

We don't bill by the hour for our services, or each email, text, phone call, or whenever we open a door and run a check or do anything else that's required to help you find and close on that ideal house. We're not lawyers. Rather, we charge a fixed fee or percentage.

# FAQS FROM KPR REALTY

## BUT I DIDN'T BUY WHY DO I HAVE TO PAY YOU?

Whether it's calling, texting, emailing, or setting up a showing, hours and hours are spent. No agency will offer you any of these services for free, and you wouldn't be willing to spend hours that could be spent with your loved ones or other possible clients.

As your agent, we only ask that you be aware of the time being used. Although we are here to assist you, just be mindful of the situation we find ourselves in and the time we have invested.

## WHAT'S THE KEY PREMIER REALTY TRANSACTION FEE AND WHY DO I HAVE TO PAY THAT?

Your file is processed using a technology fee known as the KPR Fee. This fee is only due at closing and is charged when a file is prepared for closure. It covers all necessary technologies required to complete your file, including the use of secure e-signature software for signing contracts and agreements. Please note that the absence of this software may cause delays in the process.

To further protect your interests, we have a dedicated compliance team that conducts a final review of your file to ensure everything is in order. Should any issues arise, we also have access to a board of real estate attorneys for expert guidance. Additionally, this fee includes access to printing services and office facilities in case an alternate location is required for closing.

### Exceptions:

The KPR Fee is waived for purchases under \$50,000 or if the buyer is utilizing a VA loan.

# FAQS FROM KPR REALTY

## WHY DO I NEED TO SHOW YOU OR HAVE PRE-APPROVAL OR PROOF OF FUNDS BEFORE I CAN SEE A HOME?

I always let buyers know that they may or may not become sellers in the future. As a seller, wouldn't you like to know that you have a ready-to-move-in buyer who has already been pre-approved? Not someone who is merely shopping or debating whether or not to buy, as they might not be able to do so. Getting the house clean and leaving while you're viewing takes a lot of work, especially for homeowners who reside there. As agents, it is our responsibility to understand and create realistic expectations for our customers. Before we open any doors, we need to know that you have been pre-approved.

It also saves the buying agents time and avoids setting your hopes and ambitions on something you might not be able to afford. This is a prerequisite for beginning your file and must be completed before we deal with any customers. Before we show you houses, we need to know that you are qualified. You must provide a copy of your proof of funds and/or pre-approval, as well as a completed buyer-broker agreement before the agent can begin working for you.

# UNDERSTANDING THE TAMPA REAL ESTATE MARKET

- 1 CURRENT PROPERTY  
VALUES IN TAMPA
- 2 POPULAR TAMPA  
NEIGHBORHOODS
- 3 TAXES AND FEES IN  
TAMPA

Tampa's real estate market is competitive, fueled by high demand and a growing population. The city offers a wide range of housing options, from modern condos downtown to historic homes and luxurious waterfront properties.

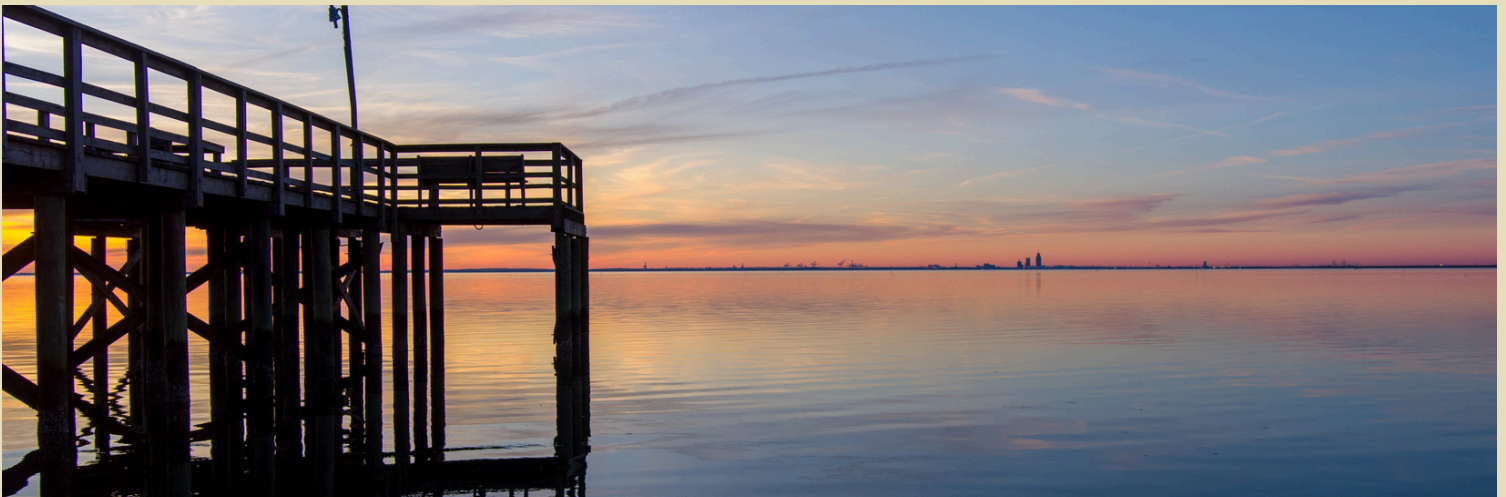


# CURRENT PROPERTY VALUES IN TAMPA

**Median home price:** Around \$450,000 (varies by neighborhood).

**Popular property types:** Waterfront estates, suburban homes, high-rise condos.

**Trends:** Property values are increasing, with year-over-year appreciation ranging from 10-20% in many neighborhoods.



# POPULAR

## TAMPA NEIGHBORHOODS

---

### SOUTH TAMPA

Known for upscale living and historic homes.

### HYDE PARK

Offers trendy boutiques and a walkable community.

### WESTCHASE

Family-friendly with excellent schools and golf courses.

### DOWNTOWN / CHANNEL DISTRICT

Perfect for those seeking urban living with access to dining, culture, and nightlife.

# TAXES AND FEES IN TAMPA

## PROPERTY TAXES

Tampa has an average property tax rate of 1.03%.

## HOMESTEAD EXEMPTION

Florida offers a homestead exemption that can reduce your assessed property value by up to \$50,000.

## NO STATE INCOME TAX

One of the many advantages of moving to Florida is the lack of state income tax.



The background of the image is a collage of financial-themed elements. In the top left, there are several US dollar bills fanned out. Below them is a portion of a white analog clock showing approximately 10:10. The central part of the image features two line charts. The top chart is a grouped bar chart with three bars per month (blue, red, green) and a y-axis ranging from 0 to 140,000. The bottom chart is a line graph with three lines (blue, red, green) and markers, with a y-axis ranging from 0 to 140,000. A green pen is resting diagonally across the bottom chart. The word 'financials' is written in a large, black, serif font across the middle of the image.

# financials

\$\$\$

KPR

KEY PREMIER  
*Realty*

# MORTGAGE OPTIONS FOR OUT-OF-STATE BUYERS

## CONVENTIONAL LOANS

Ideal for those with a 20% down payment.

## FHA LOANS

Available for buyers with smaller down payments (as low as 3.5%).

## VA LOANS

No down payment loans for military veterans and active-duty personnel.

## JUMBO LOANS

For homes exceeding \$726,200

# CHOOSING A LENDER

Opt for a lender familiar with the Tampa market. Here are some well-regarded local and national lenders:

## LENDERS



<b><u>Bliss Mortgage</u></b>	<b>Gerald Bliss</b> gerald@blissmortgage.com (813) 966-1888
<b><u>CMG Home Loans</u></b>	<b>John Nagle</b> jnagle@cmghomeloans.com (214) 764-5600
<b><u>Supreme Lending</u></b>	<b>Justin Weissman</b> justin.weissman@supremelending.com (443) 821 1946

## TYPICAL DOWN PAYMENTS AND CLOSING COSTS:

### Down Payments

Typically 3.5% for FHA loans, up to 20% for conventional loans.

### Closing Costs

Usually range from 2-5% of the purchase price. This includes title insurance, loan origination fees, appraisal fees, and recording costs.



# Virtual Home *buying process*

KPR

KEY PREMIER  
*Realty*

# SELECTING A REAL ESTATE AGENT

A local real estate agent is key when buying from out of state. They'll offer expertise on Tampa's diverse neighborhoods, negotiate on your behalf, and facilitate virtual tours and closings.

## **VIRTUAL TOURS AND REMOTE HOME VIEWINGS**

With modern technology, you can tour homes via:

- 3D virtual tours
- Video walkthroughs with your agent
- Live virtual open houses

## **ELECTRONIC TOOLS FOR TRANSACTIONS:**

- **DocuSign:** Allows you to sign contracts electronically.
- **Remote Notaries:** Florida allows online notarization, making remote closings possible.
- **Wire Transfers:** Used for transferring earnest money and closing costs securely.



# Moving to Tampa – *Essentials for Relocation*

**KPR**  
KEY PREMIER  
*Realty*



## Vehicle Moving Services:

Relocating your vehicle across state lines requires a reliable auto transport service. Recommended options include:

### VEHICLE MOVERS

<u>Montway Auto Transport</u>
<u>Sherpa Auto Transport</u>
<u>AmeriFreight</u>

#### Cost of Moving a Vehicle:

*Costs vary based on distance and vehicle type but typically range from \$600 to \$1,200 for cross-country shipping.*

## Car Insurance in Florida:

Florida's car insurance requirements are different from many other states. You'll need:

<b>Personal Injury Protection (PIP)</b>	<b>Property Damage Liability</b>
Minimum of \$10,000.	Minimum of \$10,000.

Some recommended insurance providers in Tampa:

### CAR INSURANCE COMPANY

<u>GEICO</u>
<u>State Farm</u>
<u>Progressive</u>

# TRANSFERRING YOUR DRIVER'S LICENSE

New residents must transfer their out-of-state driver's license within 30 days of establishing residency. Here's how:

**Schedule an Appointment:** Visit the Florida Department of Highway Safety and Motor Vehicles (DHSMV) website to book an appointment.

**Required Documents:** Bring your current license, proof of identity (passport or birth certificate), proof of Social Security number, and two proofs of your new Florida address.

**Pass a Vision Test:** A basic eye exam may be required.

## VEHICLE REGISTRATION

You'll also need to register your vehicle in Florida. This process involves:

- Proof of Florida insurance.
- Out-of-state title and registration.
- Vehicle identification number (VIN) verification.

# SETTING UP UTILITIES

Once you're settled on a home, you'll need to set up essential utilities:

Electricity

TECO Energy

Water and  
Sewer

City of Tampa  
Utilities

Internet  
and Cable

Spectrum  
Xfinity  
Frontier

Trash and  
Recycling

City of Tampa Solid  
Waste

*These is our recommended companies to start with.*

# Home Inspections, Appraisals, and *Local Concerns*

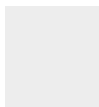


KPR

KEY PREMIER  
*Realty*

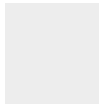
# HOME INSPECTIONS

In Tampa, inspections are critical to identify issues like:



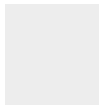
## **ROOF CONDITION**

Check for hurricane damage or leaks.



## **PEST CONTROL**

Florida's climate makes termite inspections essential.



## **MOLD AND WATER DAMAGE**

Tampa's humid climate can cause moisture-related issues.

*Recommended home inspection companies:*

## **INSPECTORS**



<b><u>Berly Project Engineering</u></b>	(813) 616-3301
<b><u>Waypoint Property Inspection, LLC</u></b>	(813) 590-1365
<b><u>Home Inspector Professionals</u></b>	(813) 299-1642

# APPRAISALS

Your lender will require an appraisal to ensure the property's value aligns with the purchase price. In a competitive market, consider covering appraisal gaps if necessary.

If you are paying cash and want to have an appraiser to give you a federally guaranteed appraisal, here is a list below

*Recommended home appraiser companies:*

## APPRAISERS



<b><u>Accurate Appraisal and Realty Services</u></b>	(813) 503-6970
<b>Bay to Bay Appraisal Inc.</b>	(813) 313-7441

# TITLE & INSURANCE:

## TITLE INSURANCE

Title insurance is typically purchased to protect the buyer (and lender, if applicable) against any potential ownership disputes or legal claims on the property.

Normally already pre selected from the seller unless otherwise specified.

## FLOOD INSURANCE

Required for homes in flood-prone areas, common in coastal regions.

## HOMEOWNERS INSURANCE

Florida's policies are higher due to hurricane risks.

## HOMEOWNER INSURANCE COMPANIES



<u>Westwood Insurance</u>	(888)43-6179
<u>Florida Strategic Insurance</u>	<b>Jake</b> jakeT@FLStrategic.com (727) 262-0131
<u>Starboard Insurance Group</u>	<b>Terry Booth</b> terry@starboardinsurancegroup.com 727-348-2342

A hand holding a set of keys over an open palm, with a small house model in the background.

# Closing on Your *Tampa Home*

**KPR**  
KEY PREMIER  
*Realty*

# THE CLOSING PROCESS

## REMOTE CLOSING PROCESS:

With remote closings, you can complete the entire transaction from out of state. Your agent or attorney will guide you through the final steps, including the final walkthrough, which can be done via video call.

## HIRING AN ATTORNEY:

While not required, a real estate attorney can assist with reviewing contracts, especially for out-of-state transactions.

## FINAL WALKTHROUGH:

Your agent can handle the final walkthrough to ensure the home is in agreed-upon condition before closing.

A man and a woman are moving a green tufted sofa into a new home. The man is on the left, wearing a grey hoodie, and the woman is on the right, wearing a white sweater and blue jeans. They are both smiling and looking at each other. The room has light-colored walls with paneling and a wooden floor. There are some cardboard boxes on the floor, indicating a move.

# Settling into Your *New Tampa Home*

**KPR**  
KEY PREMIER  
*Realty*

# FINDING YOUR WAY AROUND TAMPA

## DINING

- **Columbia Restaurant** - A historic landmark in Ybor City, known for its Spanish cuisine and vibrant atmosphere.
- **Bern's Steak House** - A legendary steakhouse in South Tampa, famous for its extensive wine list and decadent desserts.
- **Cooper's Hawk** - A winery and restaurant that offers a diverse menu paired with its handcrafted wines.
- **Ocean Prime** - An upscale seafood and steak restaurant with a chic ambiance, perfect for a special night out.
- **American Social** - A lively gastropub with a diverse menu, known for its vibrant atmosphere and waterfront views.
- **Scarlet Pepper** - A local favorite for delicious, innovative dishes in a relaxed setting.





# FINDING YOUR WAY AROUND TAMPA

## ATTRACTIONS & ACTIVITIES

- **Theme Parks & Entertainment:**

**Busch Gardens** - A thrilling amusement park featuring roller coasters, live entertainment, and exotic animal encounters.

**Adventure Island** - A water park with slides, wave pools, and lazy rivers, perfect for family fun in the sun.

**Escape Rooms** - Engage in team-building experiences at local escape rooms that challenge your problem-solving skills.

**Golf & Topgolf** - Enjoy a day on the greens or head to Topgolf for a fun twist on traditional golfing with games and food.

- **Outdoor Activities:**

Explore Tampa's beautiful parks and beaches, including the scenic Riverwalk, which offers stunning views and access to local shops and eateries.

For a quick getaway, Clearwater Beach is less than 30 minutes away, known for its white sands and vibrant atmosphere.

# FINDING YOUR WAY AROUND TAMPA

## SHOPPING DESTINATIONS

- Westshore Plaza - An upscale shopping center featuring a mix of high-end retail, dining, and entertainment options.
- Sarasota Mall - A popular destination for shopping with a variety of stores and dining choices.
- Brandon Mall - A family-friendly mall with a wide selection of shops and restaurants.
- Lutz Premium Outlets - A great spot for bargain hunters looking for discounts on designer brands.

## SCHOOLS AND EDUCATION

### PUBLIC SCHOOLS

Hillsborough County School District

### PRIVATE SCHOOLS

ampa Preparatory School, Berkeley Preparatory School, and Jesuit High School are some top private schools.

### HIGHER EDUCATION

The University of South Florida (USF) and the University of Tampa.





# Vendor List

Please keep in mind that the vendors listed below are merely suggestions; as a buyer, you have a choice to select any vendor you like, including those not listed.

## Mortgage Lenders:

<b><u>Waterstone Mortgage</u></b>	Specializes in first-time homebuyers and FHA loans.
<b><u>FBC Mortgage</u></b>	A well-regarded local lender offering competitive rates for conventional loans.

## Home Inspectors:

<b><u>WayPoint Property Inspection</u></b>	Known for thorough inspections and virtual walkthroughs.
<b><u>Pillar to Post Home Inspectors</u></b>	Comprehensive services for out-of-state buyers.

## Title Companies:

<b><u>Hillsborough Title</u></b>	Expertise in title insurance and remote closings.
<b><u>Bay Title &amp; Escrow Services</u></b>	Offers electronic closing services.

# Vendor List



## Insurance Providers:

<b><u>Brightway Insurance</u></b>	Specializes in homeowners and flood insurance for coastal properties.
<b><u>State Farm (Tampa Branch)</u></b>	Reliable homeowners and auto insurance packages.

## Cross Country Movers:

<b><u>United Van Lines</u></b>	Specializing in long-distance and cross-state relocations.
<b><u>College Hunks Hauling Junk and Moving</u></b>	A local Tampa favorite for full-service moving.

## Contractors & Renovators:

<b><u>Tampa Bay Renovation Pros</u></b>	Specializing in home renovations, from kitchen remodels to hurricane-proofing.
<b><u>Holland Construction Services</u></b>	Trusted for both residential and commercial projects.

## Handyman Services:

<b><u>Thumbtack App</u></b>	A trusted platform in Tampa connects users with local handymen for tasks ranging from minor repairs to major renovations; enter your project details to find qualified professionals.
<b><u>Tampa Handyman Services</u></b>	Local handyman companies providing a range of home repair and improvement services.
<b><u>Home Repair Solutions</u></b>	Specializing in quick fixes and general maintenance for homes.

# FAQS FOR OUT OF STATE BUYERS IN TAMPA

## CAN I PURCHASE A HOME IN TAMPA WITHOUT VISITING IN PERSON?

Yes! With virtual tours, video walkthroughs, and remote closings, the entire process can be completed remotely.

## HOW DO I QUALIFY FOR FLORIDA'S HOMESTEAD EXEMPTION?

You must be a Florida resident and apply by March 1st of the year following your purchase. The exemption is available for primary residences.

## WHAT IS THE BEST TIME OF YEAR TO BUY IN TAMPA?

While Tampa's market is competitive year-round, the fall and winter months (October to February) typically have less buyer competition.



# Thank you!

for trusting us to guide you through the process of buying your Tampa home from out of state. We're here to make your transition smooth and enjoyable. If you have any questions or need further assistance, don't hesitate to reach out to our team of experts!

## KPR

KEY PREMIER  
*Realty*



15310 Amberly Drive #250, Tampa,  
FL 33647



keypremierhome.com  
keypremierrealty.com



# Notes



A large grid of dots for taking notes, consisting of 20 columns and 30 rows of small black dots.