

CEDAR RAPIDS AND EASTERN IOWA HOME BUYERS

THE BUYER ADVANTAGE PACKAGE

How I help you find the right home, see past the fresh paint, and write an offer that wins without overpaying.

WHERE BUYERS GET BURNED

Buying the staging

Paint and furniture can hide expensive problems.

Shopping too early

Falling for a home before you know your budget.

Offers on emotion

Without the numbers, you overpay or lose out.

WHAT YOU GET WHEN YOU BUY WITH ME

ONLY WITH MILES

Contractor's-Eye Showings

I've worked as a contractor and helped flip homes. At every showing I point out what could be costly to fix, so you negotiate from facts.

Custom Home Search

New listings the moment they hit the MLS, matched to your must-haves.

Offer Strategy

Pricing backed by recent sales, plus terms sellers say yes to.

Steady Updates to Closing

Deadlines tracked and questions answered, from offer to keys.

Lender Introductions

Meet trusted local lenders. You choose who to work with.

Clear Terms Up Front

A plain-language buyer agreement we review together before touring.

Miles Hutton, REALTOR®

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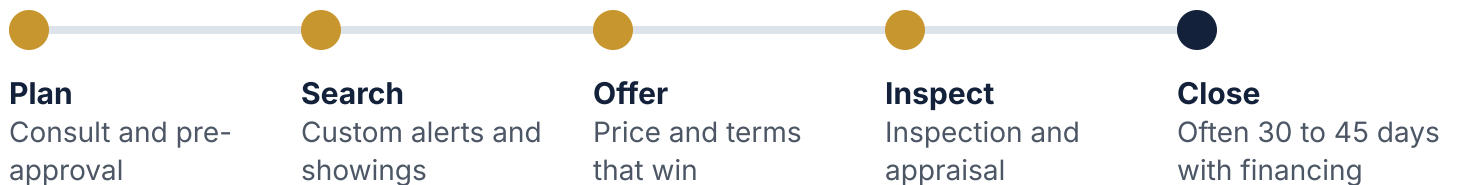
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CONTRACTOR'S-EYE SHOWING CHECKLIST

Ten things I check before I look at the paint. Bring this to every showing.

- ☐ Water stains on ceilings and walls
- ☐ Roof age, curling or missing shingles
- ☐ Furnace and water heater age
- ☐ Electrical panel: brand, age, labels
- ☐ Foundation cracks or sloping floors
- ☐ Windows that stick or fog up
- ☐ Gutters drain away from the house
- ☐ Soft floors near tubs and toilets
- ☐ Musty smells or one freshly painted wall
- ☐ Signs of DIY wiring or plumbing

YOUR PATH TO THE KEYS



FOR THOSE WHO SERVE

Heroes save when they buy

As a Homes For Heroes® affiliate, I help Firefighters/EMS, Law Enforcement, Military, Healthcare Workers, and Teachers save. Homes For Heroes® reports heroes save about \$3,000 on average. Ask me how it works for your purchase.

LET'S FIND YOUR HOME

A 15-minute call. Your budget, your must-haves, your next step. No pressure.

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Equal Housing Opportunity. The Contractor's-Eye checklist is not a home inspection; always hire a licensed inspector. You choose your own lender. Homes For Heroes® savings are averages reported by Homes For Heroes®, vary by transaction, and are subject to program terms.