

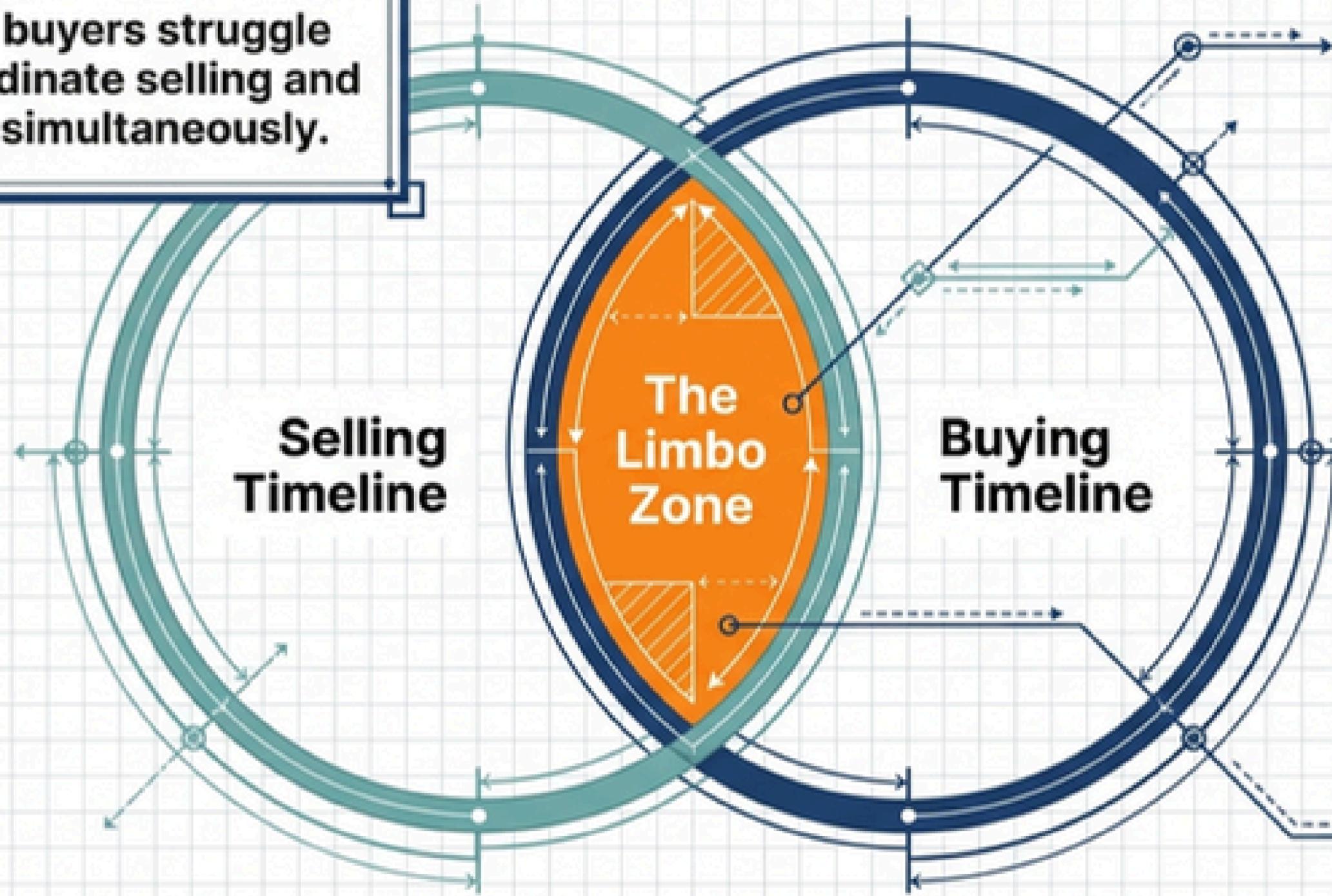


THE MOVE ONCE METHOD

A Tactical Playbook for Buying and Selling
a Home at the Same Time.

60% of buyers struggle to coordinate selling and buying simultaneously.

Carrying two mortgages simultaneously.



Selling Timeline

The Limbo Zone

Buying Timeline

Missing out on a dream home due to tied-up funds.

Ending up temporarily displaced (the dreaded gap).

Deconstructing the Dilemma



Financial Risk (Buying First)

The strain of carrying a double mortgage or overextending your debt-to-income ratio.



Displacement Risk (Selling First)

The pressure of temporary housing, storage costs, and rushing to find a new home.

Without a strategy, you are forced to choose your poison.
The Move Once Strategy balances the scale.

Phase 1: The Diagnostic Check

Is this a space problem or a layout problem?

Would moving fundamentally improve daily life?

Can you comfortably afford a new, long-term payment?

What happens if you stay in your current home for 5-7 more years?

Are you running toward something new, or away from something current?

Decide wisely, not emotionally.
Only proceed if the data supports the desire.

The Equity Engine Equation



Mortgage approvals currently take 45-60 days.

Calculate this equation with a lending professional before you look at a single new property.

Phase 2: The Three Strategic Paths

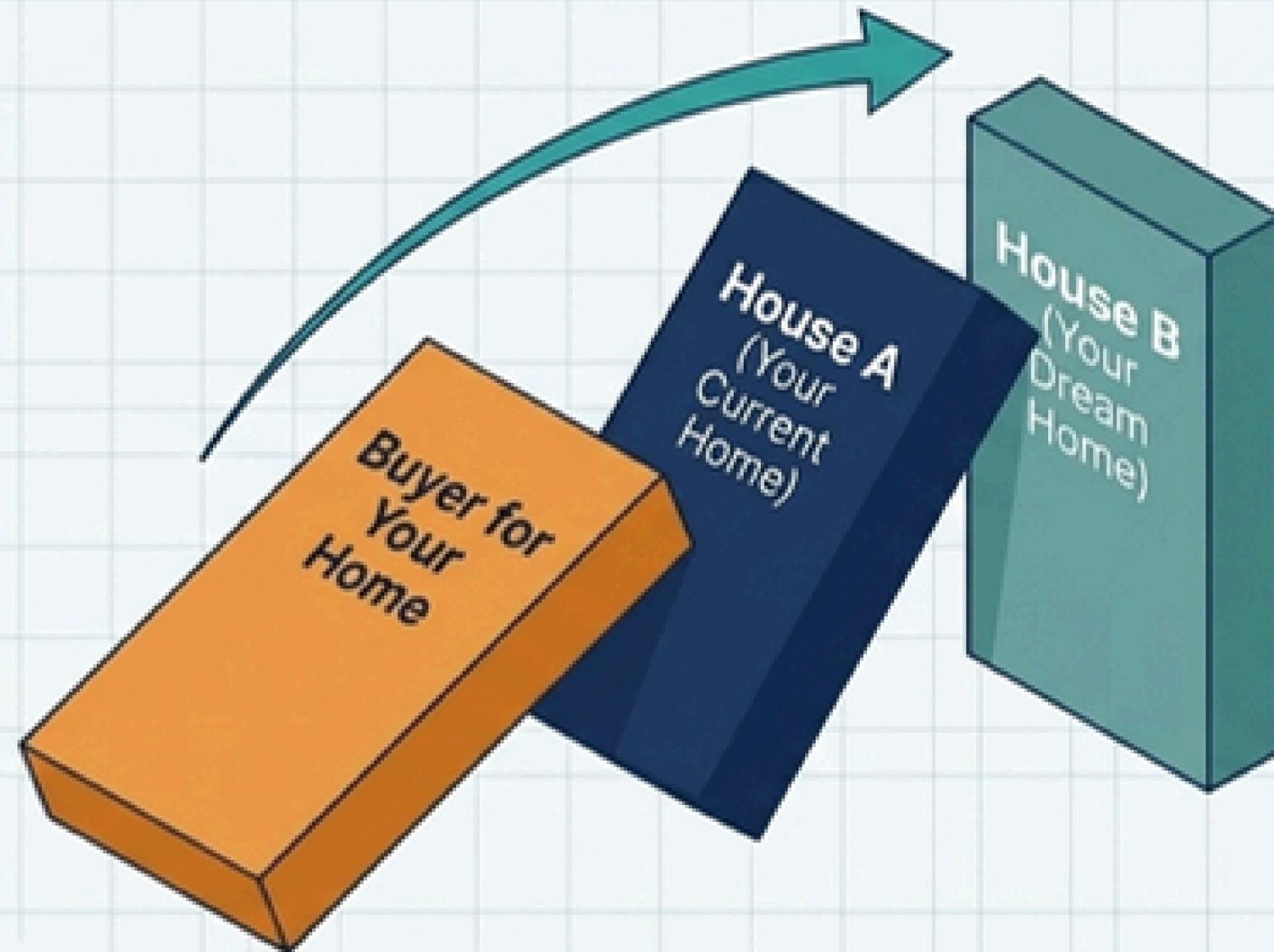
	Sell First & Rent	Buy First & Hold	Simultaneous/Contingent
Financial Risk	Low 	High 	Medium 
Displacement Risk	High 	Low 	Medium 
Negotiation Leverage	Strongest 	Strong 	Weakest 
Ideal Market Condition	Seller's Market	Buyer's Market	Balanced/Coordinated

Sell First: Best for financial clarity and absolute control.

Buy First: Best if inventory is tight and cash reserves support flexibility.

Simultaneous: Ideal when expertly structured with coordinated timelines.

The Contingency Domino Effect

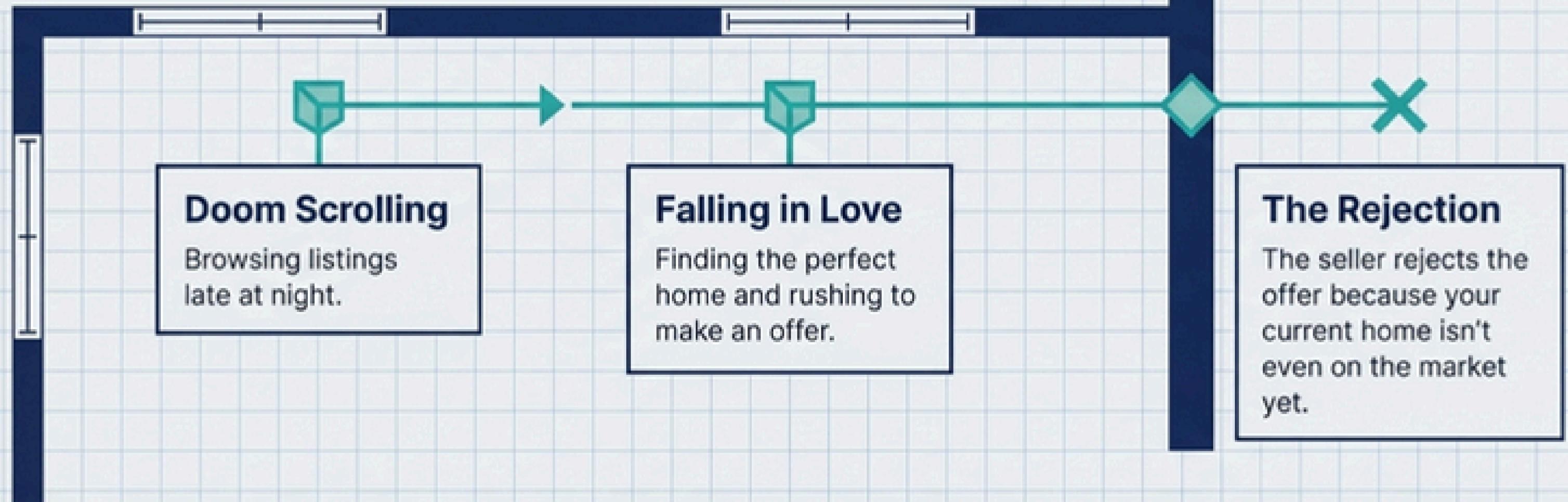


A **Sale Contingency** links the transactions.

If the **first domino** doesn't fall (your house doesn't sell), the chain pauses.

This contractual safety net protects your escrow deposit on House B and prevents the double mortgage.

The Painting Yourself Into a Corner Trap



List before you look. Sellers will rarely take a contingent offer seriously unless your current property is already active, staged, and generating interest.

Phase 3: Tactical Financing Tools

The Bridging the Gap Financing Matrix

Bridge Loan

Speed: Fast

Cost: Higher Interest

Use: Temporary loan to cover the down payment on House B before House A sells.

HELOC (Home Equity Line of Credit)

Speed: Medium

Cost: Variable

Use: Borrowing against House A's equity to fund House B's purchase.

Contingent Offer

Speed: Contract-dependent

Cost: Free

Use: Buy House B only if House A sells.

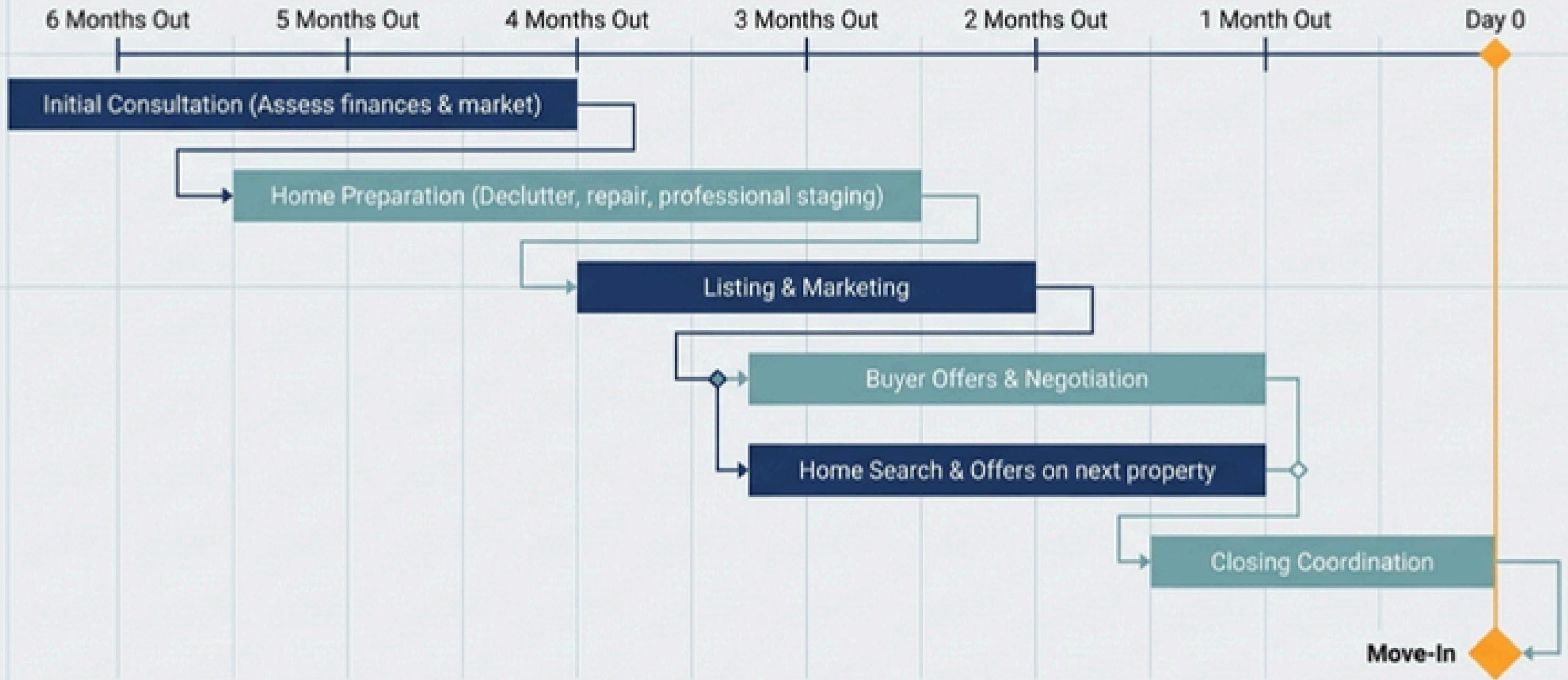
Cash Savings

Speed: Immediate

Cost: Zero

Use: Ultimate flexibility, but requires significant liquid capital.

Phase 4: Execution Timeline



The 48-Hour Transition Plan



Thursday Morning

Close on Property A (Your Sale). Hand over keys conceptually, but retain temporary occupancy.



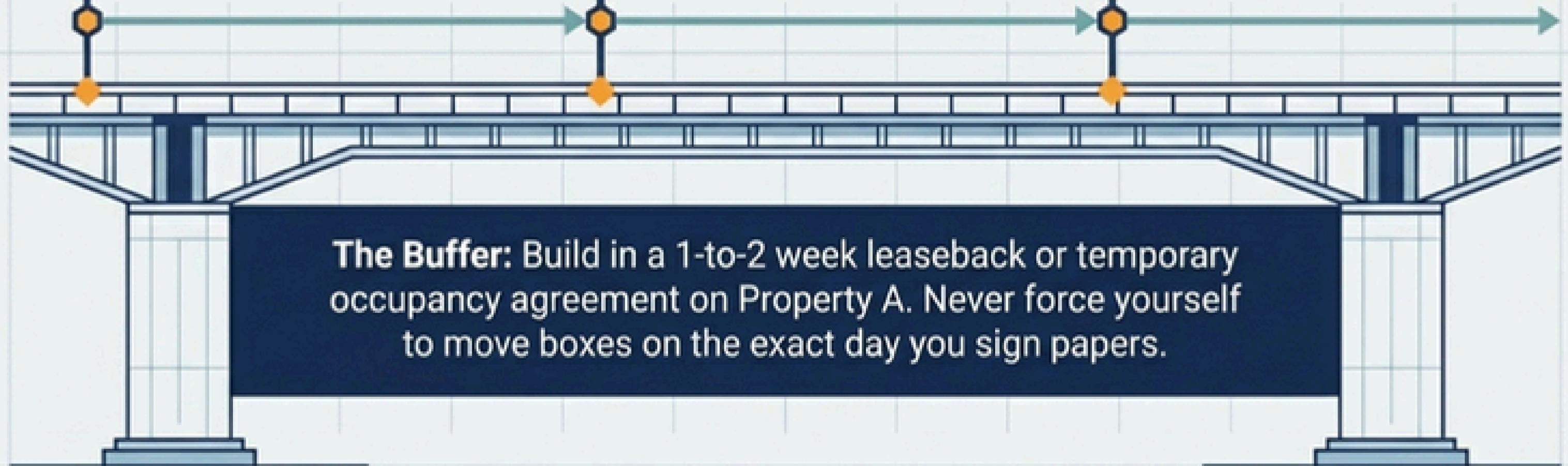
Thursday Afternoon

The Wire Transfer. Escrow moves the equity funds from Property A to the title company for Property B.



Friday Morning

Close on Property B (Your Purchase). You now own the new home.



The Move Once Ecosystem



The secret isn't luck. It is the precise, overlapping orchestration of your financial data, your market strategy, and your contractual leverage.

Stop Guessing. Start Planning.

Small issues snowball when not handled correctly. A seamless dual transaction requires partnering with professionals who understand bridge loans, contingencies, and timeline synchronization.

Schedule your Move Once Strategy Session today.

- Review your home's value.
- Calculate usable equity.
- Align buying & selling timing.



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