

THE RELOCATION PROCESS GUIDE.

Welcome to the Naturally NWA Home Team's Relocation Process Quick Guide! This high-level guide is designed to ensure that you're not flying blind during your relocation journey. The Relocation Series will feature videos and other downloadable content that will go through each step in more detail, so be sure to subscribe to make sure you have everything you need to make your relocation dreams a reality.



CHECK OUT THE
INTERACTIVE APP

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Housing Market Prices (Buying & Renting)

Determine Your Budget, Considering Both Your Down Payment And Monthly Expenses. Also Take Into Account HOA Fees, Utilities, And Property Taxes.

External Link : [Mortgage Calculator](#)

Buying

Buying - There Are A Million Home Search Websites That Will Give You An Idea Of The Prices Sellers Are Asking For Homes, But Don't Rely On Them To Be Accurate When It Comes To Their Estimates. For Example, On Zillow's Website, They State That The Zestimate Is Within 5% Of The Sales Price Only 77% Of The Time. If You Are Searching For Homes In Northwest Arkansas, You Can Use [HomeSearch.NaturallyNWA.Com](#) To Check Out All Of The Properties For Sale In NWA.

External Links : [www.homesearch.naturallynwa.com](#) [www.zillow.com](#)
[www.realtor.com](#)

Renting

Renting - Unfortunately, A Lot Of The Best Rentals Never Get Advertised Online Or Listed With A Real Estate Agent, Because The Landlords Can Just Stick A Sign In The Yard And Have It Rented The Next Day. If You Are Limited To Searching Online, Craigslist And Facebook Marketplace Are Probably The Best Places To Find Desirable Rental Properties.

External Links : [craigslist rentals in northwest arkansas](#)
[facebook marketplace rentals in northwest arkansas](#)

Types Of Housing Available

Decide If You Want A Single Family Home, Townhouse, Condo, Or An Apartment. Weigh Out The Pros And Cons Of Each To Determine Which Best Suits Your Needs And Lifestyle.

Location

Research Neighborhoods Or Areas Considering The Proximity To Work Or Desired Amenities, Future Development Plans For The Area, And Safety. The Best Sources For This Information Are Google Maps, Or Any Of The 3rd Party Home Search Websites Such As [HomeSearch.NaturallyNWA.Com](#), Zillow Or [Realtor.Com](#). You Can Also Search On Local Social Media Groups To Ask Local Residents Which Areas They Would Suggest.

External Links : [Rogers](#)

[NWA Council 5 Year Plan](#) [2035 NWA Regional Transportation Plan](#)
[Bentonville Planning Website](#) [Rogers Planning Website](#)
[Fayetteville Planning Website](#) [Springdale Planning Website](#)
[Siloam Springs Planning Website](#) [Bella Vista Planning Website](#)
[Farmington Planning Website](#) [Prairie Grove Planning Website](#)
[Pea Ridge Planning Website](#)

Utilities

Look At The Availability And Cost Of Utilities Like Water, Electricity, Natural Gas, And Internet/Cable Services. City Websites Will Typically Provide A List Of Utility Companies, And Then You Can Contact The Utility Companies Directly To Get The Most Accurate Information, But Their Websites Will Have Rate Information And Details About Basic Service Charges, Usage Rates And Tiered Pricing.

External Links : [Bentonville Utility Information](#) [Rogers Water Utility Website](#)
[Fayetteville Water Department](#) [Springdale Utility Information](#)
[Siloam Springs Utility Information](#) [Farmington Utility Information](#)
[Prairie Grove Utility Information](#) [Pea Ridge Utility Information](#)

Grocery Prices

Grocery Prices Are A Significant Indicator Of The Overall Cost Of Living In An Area. A Locale With High Food Prices Might Also Have Higher Costs For Other Goods And Services. Most Of The Major Grocery Chains Have Apps Or Websites That Will Allow You To Browse Selections And Prices. You Can Also Use Apps Like Instacart Or Amazon Fresh To Provide Prices From Various Stores In An Area, Or Price Comparison Websites Like MySupermarket.Com Or Basket.Com To Compare Prices Across Multiple Supermarkets In An Area.

External Link : [Amazon Fresh](#) [Instacart](#) [Walmart Grocery](#) [Whole Foods](#) [Aldi](#)
[Natural Grocers](#) [Harps Grocery - Northwest Arkansas Regional Chain](#)

Transportation Costs

If You Have A Personal Vehicle, You'll Want To Know The Fuel Costs, Costs Of Parking, Average Vehicle Maintenance Costs, Annual Costs For Registration And Licensing, And Car Insurance Rates. The State Department Of Transportation Websites Can Have Information On Tolls, Gas Prices, And Infrastructure Costs. AAA Can Provide Information On The Average Cost Of Owning And Operating A Vehicle In A Particular Region, And There Are Multiple Fuel Price Checker Apps And Websites Available For Understanding The Costs Associated With Driving.

External Links : [Arkansas Department Of Transportation](#) [Gas Price Checker](#) [AAA](#)

Taxes

National And Regional Tax Authority Websites (Like The IRS) Are The Primary Source For Tax Rates And Regulation. For State Or County-Specific Taxes Such As Sales Tax, Income Tax And Property Tax Information, Check The State And City Government Websites. There Are Also Online Calculators Available For Estimating Taxes Based On A Location.

Income

Some States Or Counties Have Their Own Income Taxes, And There Could Be An Income Tax Levied By The City. [Arkansas Paycheck Calculator](#)

Property

Property - Learn The Rates And Assessment Procedures For Residential Properties, And Understand The Possible Exemptions, Deductions, Or Rebates, As Well As How Often Properties Are Reassessed And The History Of Rate Increases

External Links : [Benton County Tax Record](#) [Washington County Tax Record](#)

Sales

Learn The Rates And What Goods And Services It Applies To, As Well As Any Additional City Sales Taxes That Are Required. Also Understand If There Are Any Tax Exemptions On Certain Goods Or Services In An Area.

External Link : [Arkansas Tax Rates By City](#)

INITIAL RESEARCH >

EMPLOYMENT OPPORTUNITIES >

- **Job Market And Major Employers**

Determine Which Industries Or Sectors Are Strong In That Area And Identify The Largest Employers In The Area. Look At Whether The Local Job Market Is Expanding, Contracting, Or Stable. Local News [2023 Arkansas Labor Market & Economic Report](#)

- **Average Salary And Wage Information**

Use Tools Like [Glassdoor.Com](#), [Payscale.Com](#), Or The Bureau Of Labor Statistics To Compare Salaries In The New Location Compared To Your Current One.

External Links : [GlassDoor.Com](#) [Bureau Of Labor Statistics](#) [PayScale.Com](#)

- **Employment Agencies Or Job Fairs**

Identify Reputable Staffing Or Recruitment Agencies That Cater To Your Profession Or Industry. Also Search For Upcoming Job Or Career Fairs Where You Can Network, Submit Resumes And Get A Feel For The Local Job Market In Person.

External Links To Local Recruitment And Staffing Agencies In NWA:

[Cameron Smith & Associates](#) [Pinnacle Executive Recruiters](#)

[Stout Executive Search](#) [Robert Half Fayetteville Office](#)

EDUCATION >

- **Quality Of Local Schools (Public & Private)**

Use Sources Like [GreatSchools.Com](#), [SchoolDigger.Com](#), Or The National Center For Education Statistics To Get An Idea Of School Rankings Based On Standardized Test Scores And Other Factors. Review The Types Of Courses Offered, Including Advanced Placement (AP) Or International Baccalaureate (IB) Programs, And Investigate The Variety And Quality Of Sports, Clubs, And Other After-School Activities. For Families With Children Requiring Additional Support, Look Into The Availability And Quality Of Special Education Programs. Research The Quality Of Physical Facilities Like Libraries, Gyms, Science Labs, And Arts Facilities. You'll Also Want To Get An Idea Of The Class Sizes, As Smaller Class Sizes Often Lead To More Personalized Attention For Students.

External Link : [GreatSchools.Org](#) [SchoolDigger.Com](#)
[National Center For Education Statistics](#)

- **Higher Education Institutions**

Identify Prominent Institutions In The Area, Their Specialities, And Reputations. Community Colleges Can Offer More Affordable Education Options And Often Provide Community-Focused Courses And Programs.

External Links To Local Recruitment And Staffing Agencies In NWA:

[University Of Arkansas](#) [John Brown University](#)

[Northwest Arkansas Community College](#)

- **Adult Education Or Vocational Training Centers**

Identify Schools Or Centers Offering Training In Specific Trades Or Vocations . Some Vocational Centers Have Direct Affiliations With Industries, Offering A Pathway To Employment After Training.

External Link : [Adult Education Programs At NWACC](#)
[Adult Education Programs In Fayetteville](#)
[Adult Education Programs - Northwest Technical Institute](#)
[Adult Education - Arkansas Division Of Workforce Services](#)

INITIAL RESEARCH >

TRANSPORTATION >

- **Public Transportation Options**
If You Rely On Public Transportation, You'll Want To Know The Extent Of The Coverage Offered In Your New Area, As Well As Transit Fares. [Ozark Regional Transit](#)
- **Major Highways And Traffic Conditions**
Major Highways And Traffic Conditions - Evaluate How Close Major Highways Are To Your Prospective Home And Workplace. Research The Number Of Entry And Exit Points, And If They're Conveniently Located For Your Needs. Look Into The General Condition Of The Highways, And Understand If There Are Upcoming Plans For Highway Expansions, New Constructions, Or Major Repairs Which Might Influence Traffic. Check Out The Accident Rates In An Area And Alternate Routes In Case Of Highway Closures Or Heavy Traffic. Determine If There Are Toll Roads On Your Regular Routes And Understand The Cost Implications. Do These Tolls Take Cash Or Do They Require Electronic Transponders? Some Good Resources For This Are Google Maps, Waze, Local Department Of Transportation (DOT) Websites, Local News Outlets, City Or Regional Planning Websites, And Community Forums Or Social Media.

External Links : [Arkansas Department Of Transportation](#) [Rogers Planning Website](#)
[2035 NWA Regional Transportation Plan](#) [Pea Ridge Planning Website](#)
[Bentonville Planning Website](#) [Fayetteville Planning Website](#)
[Springdale Planning Website](#) [Siloam Springs Planning Website](#)
[Bella Vista Planning Website](#) [Farmington Planning Website](#)
[Prairie Grove Planning Website](#)
- **Availability Of Parking**
If Commuting To Urban Areas, Research The Availability And Cost Of Parking, And Understand The Rules, Restrictions And Costs Associated With Street Parking.
- **Distance To Major Cities And Destinations**
- **Local Airports**
If You Are A Frequent Flyer, You'll Want To Know The Costs And Frequencies Of Flights From The Local Airport [Northwest Arkansas National Airport](#)

HEALTHCARE >

- **Hospitals And Clinics**
Investigate Their Reputations Through Patient Reviews And Rankings On Trusted Platforms Like [Healthgrades.Com](#), [RateMDs.Com](#) Or Even Google. If You Have Specific Health Concerns, Ensure The Nearby Hospitals Offer Specialized Departments. Familiarize Yourself With The Wait Times For Emergency Rooms And Ascertain Which Facilities Function As Trauma Centers. Some Hospitals Have Affiliations With Universities, Which Might Provide Advanced Treatments Or Research Opportunities.
- **Specialist Doctors And General Practitioners**
Seek Recommendations From Your Current Providers And Verify Them With Online Reviews. Ensure Your Chosen Doctors Are Board-Certified In Their Specialty And Identify Their Hospital Affiliations. Gauge The Typical Wait Times For Appointments.



INITIAL RESEARCH >

Health Insurance Options

Research Both National And Regional Health Insurance Providers To Gauge Their Reputations. Ensure Potential Hospitals And Doctors Fall Within The Insurance's Coverage Network To Avoid High Out-Of-Network Costs. Learn What Types Of Plans Are Available Such As HMO, PPO, Or EPO, To Find The Best Fit Based On Cost And Flexibility

External Links : [HealthGrades.Com](#) [Washington Regional Hospital - Fayetteville](#)
[RateMDs.Com](#) [Mercy Hospital - Rogers](#)
[Northwest Hospital Bentonville](#) [Northwest Hospital Springdale](#)
[Arkansas Children's Hospital - Springdale](#) [VA Hospital - Fayetteville](#)

SAFETY AND
CRIME >

Crime Rates And Types

Compare Local Crime Rates To Regional And National Averages, As Well As Your Current City. Focus On Both Violent And Property Crime Statistics To Get A Comprehensive View. Additionally, Obtain A Breakdown Of Specific Types Of Crimes Prevalent In The Area, Such As Burglaries Vs Vehicle Thefts. Monitor Trends To Discern Whether Crime Rates Have Been Rising, Stable, Or Decreasing Over The Years. Useful Resources For This Research Include The FBI's Uniform Crime Reporting Program, Local Police Department Websites, And Crime Mapping Services Like [CrimeReports.Com](#) Or [NeighborhoodScout.Com](#).

External Links : [Neighborhood Scout](#) [Fayetteville Police Department](#)
[Bentonville Police Department](#) [Rogers Police Department](#)
[Bella Vista Police Department](#) [Lowell Police Department](#)
[Springdale Police Department](#) [Siloam Springs Police Department](#)
[Washington County Sheriff's Office](#) [Benton County Sheriff's Office](#)

Local Police And Fire Departments

Investigate Average Response Times To Nearest Police And Fire Departments. Check Out The Level Of Community Involvement And Outreach Programs Initiated By The Police Department. Assess The Capabilities, Equipment, And Training Of The Local Fire Department, Especially If Specific Concerns, Such As High-Rise Or Forest Fires Are Relevant. Official Websites Of These Departments, Local News Outlets, And Community Forums Like NextDoor Can Be Valuable Resources.

Neighborhood Watch Or Community Safety Programs

Explore The Activities They Undertake, Such As Regular Meetings, Patrols, Or Community Training Sessions, And Evaluate Their Reported Impact On Local Safety. The National Neighborhood Watch, Community Centers, And Local Libraries Can Provide Insight Into Existing Programs, Their Initiatives, And Effectiveness In Bolstering Community Safety.

External Link : [NextDoor.Com](#)

INITIAL RESEARCH >

RECREATION AND LIFESTYLE >

- **Parks And Outdoor Activities**

Seek Out Green Spaces Of Various Sizes That Are Suitable For Relaxation, Exercise, Or Family Outings. Investigate Outdoor Activities Available, Such As Hiking Trails, Biking Paths, And Water Sports Facilities. Check For Amenities Within Parks Like Playgrounds, Sports Courts, Or Picnic Areas. Local Municipality Websites, Trail Platforms Like [AllTrails.Com](#), And Tourism Sites Are Great Resources For This Research.

External Links : [AllTrails.Com](#) [Northwest Arkansas Mountain Bike Trails](#)
[Razorback Greenway Map](#) [Fayetteville Outdoor Activities](#)
[Outdoor Activities In Northwest Arkansas](#)

- **Gyms And Fitness Centers**

Survey The Types Of Gyms Available (Chain Vs Locally Owned) And Check Out The Range Of Facilities And Classes They Offer, And Any Special Amenities Like Pools Or Saunas. Be Aware Of Membership Fees And Potential Contract Terms. Platforms Like Google Maps, Yelp, And The Gyms' Own Websites Are Great Tools For This Research.

External Links : [Ozark Iron Gym - Johnson](#) [Elm Street Gym - Springdale](#)
[J Street Gym - Bentonville](#) [Fitness One - Rogers](#)
[Crunch Fitness - Fayetteville](#) [Fayetteville Athletic Club](#)

- **Clubs, Bars And Nightlife**

Gauge The Spectrum Of Options, Identify Venues That Are Popular Or Have Top Reviews, And Assess The Safety Of Areas Known For Nightlife. Yelp, Local Entertainment Publications, And Social Media Channels Can Offer Insights Into The Most Happening And Recommended Spots In Town.

External Links : [Trip Advisor](#) [Visit Bentonville - Nightlife](#)
[Northwest Arkansas Travel Guide - Fayetteville](#)

- **Cultural Events, Theaters And Museums**

Stay Updated On Festivals, Exhibitions, And Live Performances. Local Tourism Sites, Platforms Like Eventbrite, And Venue-Specific Websites Are Invaluable For Schedules, Exhibitions, And Ticketing Details.

External Links : [Crystal Bridges Museum](#) [The Momentary](#) [Walton Arts Center](#)
[Harps Grocery - Northwest Arkansas Regional Chain](#)
[WalMart Arkansas Music Pavillion](#) [Experience Fayetteville](#)
[Visit Bentonville](#) [NorthwestArkansas.Org](#) [FindingNWA.Com](#)

SHOPPING AND AMENITIES >

- **Shopping Centers And Malls**

Understand The Diversity Of Stores And Check For Additional Amenities Like Cinemas Or Food Courts. Google Maps, Shopping Center Websites, And Local Business Directories Can Offer Deeper Insight Into Store Listings And User Reviews

External Links : [Pinnacle Hills Promendae - Rogers](#)
[Northwest Arkansas Mall - Fayetteville](#)

INITIAL RESEARCH >

Grocery Stores

Determine The Types Of Stores Available, Whether They're Large Supermarkets, Local Grocers, Or Specialty Markets. Consider The Price Points And Product Range. Google Maps, Yelp And Store Flyers Can Offer Valuable Insights Into Store Locations And Offerings.

External Links : [Walmart Grocery](#) [Whole Foods](#) [Natural Grocers](#) [Aldi](#)
[Harps Grocery - Northwest Arkansas Regional Chain](#)

Restaurants And Cafes

Gauge The Variety Of Cuisines Available And Seek-Out Popular, Well-Reviewed Spots. Discern The Balance Between Upscale Restaurants, Mid-Tier Eateries, And Budget-Friendly Options By Using Platforms Such As Yelp, Zomato, And Google Maps. [Finding NWA - Food & Drink](#)

CLIMATE AND GEOGRAPHY >

Average Temps, Rainfall And Snow

Understand The Seasonal Variations And Monthly Temperature Ranges, As Well As The Precipitation Patterns And Unusual Weather Patterns Or Extremes The Area Might Experience. Resources Like The National Weather Service, Weather.Com, And Local Meteorological Departments Provide Comprehensive Climate Data To Guide Your Understanding.

External Links : [National Weather Service](#) [The Weather Channel](#)

Natural Disasters Common To The Area

Understand The Frequency And Type Of Natural Disasters In Your New Area, And Familiarize Yourself With Local Community And Government Preparedness And Response Strategies For These Disasters. The Federal Emergency Management Agency (FEMA), Local Emergency Management Departments, And The U.S. Geological Survey Offer Invaluable Information On Disaster-Prone Areas And Safety Measures.

External Links : [FEMA](#) [Washington County Emergency Management](#)
[US Geological Survey](#) [Benton County Emergency Management](#)

Geographical Features (Mountains, Lakes, Rivers, Etc)

What Recreational Activities Are Available And What Ecological Significance Do These Features Have To The Area? Google Earth, Local Tourism Websites, And National Or State Park Platforms Are Great Resources For This Type Of Research.

COMMUNITY AND SOCIAL ASPECTS >

Demographics

Check Out The U.S. Census Bureau, City-Data.Com, And Local Government Websites For Gathering Detailed Demographic Details Like Age Distribution, Ethnic Composition, Education Levels, And Economic Data Like Income Levels And Dominant Industries To Get A Clearer Picture Of The Community's Socio-Economic Landscape

External Links : [US Census Bureau](#)
[City-Data.Com](#)



INITIAL RESEARCH >

- **Community Events And Social Groups**
Using Platforms Like Meetup.Com And Eventbrite, You Can Explore Local Community Events, And Connect With Social Groups Aligned With Your Personal Interests
External Links : [MeetUp.Com](#) [Eventbrite.Com](#)
- **Religious Institutions**
Using Google Maps, Local Directories, And Various Institution Websites, Check Out The Variety Of Religious Institutions, Service Timings, Languages Of Service, And Community Outreach Initiatives That Resonate With Your Beliefs.

UTILITIES AND SERVICES >

- **Internet And Cable Providers**
Websites Like [BroadbandNow.Com](#) And Official ISP Sites Offer Comprehensive Details About The Available Providers, Their Packages And Pricing, And Assess Their Service Quality Through Customer Reviews.
- **Water And Trash Services**
Local Government Websites And Utility Company Websites Will Provide You With Details On The Providers In The Area, Whether Municipally Provided Or Privatized, And Their Service Schedules And Associated Costs.
- **Energy Providers And Options**
State Public Utility Commission Websites And DSIRE Will Provide Insights Into Licensed Providers And Their Rate Plans, And Renewable Energy Incentives.
External Links : [Bentonville Utility Information](#) [Rogers Water Utility Website](#)
[Fayetteville Water Department](#) [Springdale Utility Information](#)
[Siloam Springs Utility Information](#) [Bella Vista Utility Information](#)
[Farmington Utility Information](#) [Prairie Grove Utility Information](#)
[Pea Ridge Utility Information](#)

LOCAL GOVERNMENT AND SERVICES >

- **Municipal Services (Waste Management, Recycling)**
Use Local Government Websites, Community Centers And Town Hall Meetings To Understand The Municipal Services, Like Road Maintenance And Public Health Offerings, As Well As The Locations Of Key Municipal Offices.
- **Local Regulations And Ordinances**
The City Or County Clerk's Office, Local Public Libraries, And Inline Municipal Codes Are Valuable Resources For Accessing And Understanding Zoning Laws, Traffic Rules, And Pet Regulations.



INITIAL RESEARCH >

Voting And Political Landscape

Local Board Of Elections, Newspapers, And The State’s Secretary Of State Website Are Great Resources For Understanding The Voter Registration Process, Local Election Schedules, And The Prominent Political Parties And Figures.

External Links : [City Of Fayetteville](#) [City Of Bentonville](#) [City Of Rogers](#)
[City Of Bella Vista](#) [City Of Springdale](#) [City Of Siloam Springs](#)
[City Of Lowell](#)

FUTURE DEVELOPMENT >

Planned Developments Or Projects In The Area

Local Planning And Zoning Offices, Government Websites, And Community Meetings Are Invaluable For Accessing Detailed Information On The Types Of Projects, Their Potential Impact On Traffic And Infrastructure, And Timelines.

External Links : [Arkansas Department Of Transportation](#)
[2035 NWA Regional Transportation Plan](#)
[Bentonville Planning Website](#) [Rogers Planning Website](#)
[Fayetteville Planning Website](#) [Springdale Planning Website](#)
[Siloam Springs Planning Website](#) [Bella Vista Planning Website](#)
[Farmington Planning Website](#) [Prairie Grove Planning Website](#)
[Pea Ridge Planning Website](#)

Potential Changes In Property Values

Real Estate Websites, Local Agents, And The County Property Appraiser’s Office Are Vital Resources For Researching Historical Property Value Trends, Key Influencing Factors, And Expert Forecasts

External Links : [Benton County Tax Record](#) [Washington County Tax Record](#)

Upcoming Infrastructure Projects

The Local Department Of Transportation, News Outlets, And City Or County Public Works Departments Are Primary Sources Of Information To Be Informed Of Upcoming Infrastructural Projects Such As Road Constructions Or Public Transport Expansions. [Arkansas Department Of Transportation](#)

CHILD AND ELDERLY CARE >

Daycare Centers And Services

Use Care.Com And Local Parenting Forums To Provide Valuable Insights Into Quality And Reputable Daycare Services In The Area, Their Accreditations, Associated Costs And Parent Feedback. [Care.Com](#)

Elderly Care Facilities Or Home Care Services

Resources Like The Department Of Health, Websites Like APlaceForMom.Com, And Community Centers Can Guide You In Understanding The Types Of Services Offered, Licensing, Costs, And Firsthand Reviews.

External Links : [Arkansas Department Of Health](#) [A Place For Mom](#)

INITIAL RESEARCH >

REVIEWS AND TESTIMONIES >

Online Forums Or Community Boards For Personal Experiences

Platforms Like City-Data Forums, Specific Reddit Subreddits, And Local Facebook Groups Offer City Or Neighborhood-Specific Discussions And Provide Valuable Insights Into Local Issues, The Community Spirit, And Firsthand Experiences Regarding Safety And Services In The Area.

Testimonies From Current Or Past Residents

Resources Like NextDoor Offer Neighborhood-Specific Insights Into The Quality Of Life, Prevalent Concerns, And General Recommendations For A New Area.



FIND THE RIGHT RELOCATION SPECIALIST >

IMPORTANCE OF A RELOCATION SPECIALIST >

- **Local Expertise:**
A Relocation Specialist Is Well-Versed In The Local Housing Market, Neighborhoods, Schools And Amenities.
- **Streamlined Process**
They Understand The Unique Challenges Of Relocating, Especially If You're Moving From A Distant Place Or Even Internationally
- **Tailored Assistance**
Whether You're Relocating For A Job, Retirement, Or Other Reasons, A Specialist Can Provide Tailored Advice And Assistance Based On Your Specific Needs.
- **Network Connections**
Relocation Specialists Have Connections With Other Relocation Professionals, From Moving Companies To Short-Term Housing Providers, Making The Move Smoother
- **Emotional Support**
Relocating Can Be Overwhelming. A Specialist Provides Not Just Professional Support, But Also Emotional Support During This Transitional Phase.

QUESTIONS TO ASK A RELOCATION SPECIALIST >

- **Experience**
How Long Have You Specialized In Relocation?
- **Understanding The Reason For Relocation**
Do You Have Experience With Clients Who Relocated For Similar Reasons As Mine (Corporate Relocation, Retirement, Lifestyle Change)?
- **Local Connections**
What Local Connections Do You Have That Will Assist With My Move?
- **Service Scope**
Beyond Finding A Home, What Other Relocation Services Do You Provide Or Coordinate With?
- **Communication**
How Will We Communicate, Especially If I'm In A Different Time Zone Or Country?
- **Fees And Costs**
Are There Any Additional Fees Associated With Your Relocation Services?
- **Previous Client Experience**
Can You Provide Testimonials Or References From Previous Clients Who've Relocated With Your Assistance?
- **Market Insight**
What Is The Current State Of The Local Housing Market? Are There Specific Neighborhoods You Would Recommend Based On My Needs And Preferences?



FIND THE RIGHT RELOCATION SPECIALIST >

SERVICES PROVIDED >
BY A RELOCATION
SPECIALIST

- **Home Finding**
Assisting In Finding A New Home That Meets Your Criteria
- **Home Selling**
If You're Relocating To A New Location, They Can Often Connect You With Another Realtor To Assist You With Selling Your Current Property
- **Temporary Housing**
Assistance In Finding Temporary Housing If Needed
- **Moving Services**
Recommendations Or Coordination With Trusted Moving Companies
- **School Searches**
Assistance In Finding Schools, If You Have Kids, Based On The Quality Of Education, Location, And Other Criteria
- **City Orientation Tours:**
Providing Tours Of The New City Or Area To Familiarize You With The Important Landmarks, Amenities And More
- **Connection To Local Services**
Recommending Or Setting Up Essential Services Like Utilities, Healthcare Providers, Local Banks, Etc.
- **Cost Of Living Analyses**
Providing A Detailed Breakdown Of The Cost Of Living In The New Area Compared To Your Previous Location.

DETERMINING YOUR REAL ESTATE OPTIONS >

ABOUT YOUR HOME >

- **Budget**
How Much Are You Willing To Spend On A New Home? This Will Determine Neighborhoods, Home Sizes And Types You Can Afford
- **Home Size And Features**
Of Beds/Baths, Maintenance Considerations (Newer Vs Older Homes), Features (Open Floor Plan, Large Yard, Pool, Etc)
- **Accessibility**
For Those Who Have Disabilities And Need Wheelchair Ramps, Wider Doorways And First Floor Bedrooms

LOCATION AND NEIGHBORHOOD >

- **Location**
Proximity To Work, Family/Friends, Desired Amenities, Urban Vs Suburban Vs Rural Preferences
- **School Districts**
Quality And Reputation Of Schools Are Important If You Have Kids
- **Safety And Crime Rates**
Safety Concerns Can Influence Neighborhood Choices And Security Features You Might Want To Consider
- **Lifestyle And Cultural Fit**
The Demographics Or Vibe Of The Neighborhood Might Be Important Based On Your Lifestyle And Personal Values
- **Public Transportation And Infrastructure**
Availability And Convenience Of Public Transportation, And Quality Of Roads And Other Infrastructure

FINANCIAL CONSIDERATIONS >

- **Long Term Goals**
Is This A Forever Home, Short Term, Or Investment Property? Your Long Term Plans Might Affect The Type Of Property You Should Buy.
- **Future Resale Value**
Consider Potential Growth And Development Of The Area. Buying In Up-And-Coming Areas Might Result In A Higher Return On Investment Tax Implications That Can Affect Your Monthly Costs (Property, State Income, Sales Tax)



DETERMINING YOUR REAL ESTATE OPTIONS >

OTHER CONSIDERATIONS >

- **Healthcare Facilities**
Proximity To Hospitals, Clinics And Other Healthcare Providers
- **Employment Opportunities**
Proximity To Potential Job Opportunities, Especially If Relocating Without A Job Already Lined Up
- **Recreational And Social Activities**
Proximity To Parks, Shopping, Restaurants, Bars, Etc
- **Local Regulations**
HOA Covenants/Restrictions, Local Zoning Laws, Or Anything Else That Might Affect Your Plans For The Property
- **Market Conditions**
Are You Moving To A Buyer Or Seller's Market? This Can Affect Your Negotiation Powers



GETTING PREAPPROVED. IF YOU PLAN ON FINANCING YOUR PURCHASE, GETTING PREAPPROVED WITH A LOCAL LENDER CAN STREAMLINE YOUR HOME BUYING PROCESS SIGNIFICANTLY. HERE'S WHY IT'S IMPORTANT

PROOF OF BUYING POWER

- A Preapproval Letter Indicates That A Lender Has Examined Your Finances And Determined How Much You Can Afford To Borrow. This Shows A Seller That You Are A Serious Qualified Buyer. This Not Only Provides Insight On How Much House You Can Afford, But Also Might Bring To Light Any Credit Issues That Need To Be Addressed.

UNDERSTANDING ADDITIONAL COSTS

- Local Lenders Are More Familiar With Local And State-Related Costs, Such As Taxes, Transfer Fees And Other Regional Charges. This Ensures That You Won't Be Caught Off-Guard By Unexpected Expenses

PERSONALIZED SERVICE

- Local Lenders Often Provide A Higher Level Of Service Compared To The Large National Banks. They Are Typically More Accessible And Offer Guidance Tailored To The Local Market.

SUPPORTING LOCAL ECONOMY

- By Choosing A Local Lender, You Are Contributing To The Local Economy And Promoting Community Growth.

FINDING YOUR NEW HOME >

STEPS INVOLVED AND THINGS TO CONSIDER >

- **Research The Area**
Use Online Resources, Local Forums, And Publications To Get A Feel For Neighborhoods, Amenities, Safety, Schools, And Other Critical Factors
- **Define Your Priorities**
List Out Your Must-Haves And Your Wants
- **Get Pre-Approved**
- **Find A Local Relocation Specialist Realtor**
- **Conduct Online Searches, Get MLS Portal Access From Realtor**

LOOKING AT HOMES FROM A DIFFERENT STATE >

- **Virtual Tours**
Request Virtual Walkthroughs Or Arrange Live Video Tours With Your Agent
- **Local Contacts**
If You Have Friends Or Family In The Area, Have Them Tour The Homes With Your Realtor And Give You Their Feedback On The Homes
- **Online Resources**
Use Google Street View To Explore The Neighborhood, And Look Into Local Forums, Community Websites, And Social Media Groups For Unfiltered Feedback On Areas And Even Specific Properties.



FINDING YOUR NEW HOME >

BUYING A HOME WITHOUT SEEING IT IN PERSON >

HOW IN THE HELL CAN SOMEONE DO THAT?

- **Contingency Clauses**
When Making An Offer, You Can Make It Contingent Upon Satisfactory Viewing In Person
- **Professional Home Inspection**
An Inspector Will Provide A Detailed Report About The Home's Condition. This Can Give Peace Of Mind And Avoid Costly Mistakes
- **Detailed Documentation**
Request Property Disclosures , Recent Utility Bills, HOA Rules (If Applicable) And Any Other Relevant Documentation.
- **Communicate Regularly With Your Realtor**
They Are Your Primary Guide And Can Provide Insights That Might Not Be Apparent From Photos Or Videos
- **Title Company**
Conducts A Thorough Title Search To Ensure There Are No Liens Or Issues With The Property's Ownership
- **Visit Before Closing, If Possible To Ensure You Expectations Are Met**
- **Insurance**
Consider A Home Warranty Or Insurance That Covers Any Unforeseen Issues After Closing

SELL YOUR CURRENT HOME >

THINGS TO CONSIDER BEFORE SELLING >

- **Market Conditions**
Buyers Or Seller's Market?
- **Home Equity**
Estimate Potential Profit
- **Costs Of Selling**
Agent Commissions, Closing Costs, Repairs/Upgrades, Staging, Etc
- **Tax Implications**
Depending On Where You Live And How Long You've Owned Your Home, There Might Be Tax Implications

INSIDE THE HOME >

PREPPING YOUR HOME FOR MARKET

- **Declutter And Depersonalize**
Remove Personal Items Like Family Photos, Memorabilia, And Personal Collections. Clear Out Closets And Reduce Clutter In All Rooms. Consider Renting A Storage Building For Excess Furniture Or Belongings
- **Clean Thoroughly**
Deep Clean The Entire Home, Including Carpets, Windows, Walls, Ceiling Fans, Light Fixtures, And Tiles. Pay Special Attention To Kitchens And Bathrooms.
- **Make Necessary Repairs**
Fix Leaky Faucets, Broken Windows, Repair Holes Or Dents In Walls, And Ensure All Appliances Are In Working Order.
- **Update And Refresh**
Consider A Fresh Coat Of Paint For Rooms That Have Bold Or Personalized Colors. Update Lighting, And Outdated Hardware On Cabinets And Doors, And Replace Worn Carpeting
- **Stage The Home**
Rearrange The Furniture To Make Rooms Feel Spacious And Inviting. Set The Dining Room Table Or Add Fresh Flowers To Create An Inviting Atmosphere. Consider Professional Staging, Especially In Higher Price Points Or Competitive Markets
- **Address Odors**
Clean And Replace Carpets And Curtains That Might Trap Odors. Air Out Rooms By Opening Windows, And Avoid Strong Air Fresheners.
- **Optimize Lighting**
Replace Burned Out Bulbs, And Make Sure All Bulbs In The House Are Consistent With Each Other - Use Higher Wattage Bulbs To Make Rooms Brighter
- **Tidy The Garage And External Storage**
Organize Tools And Dispose Of Any Unnecessary Items And Trash. Consider Adding Storage Solutions To Showcase Functionality
- **Pets**
Repair Any Damage Caused By Pets, Eliminate Pet Odors, And Keep Pets Away From Home During Showings If Possible.



SELL YOUR CURRENT HOME >

OUTSIDE THE HOME >

- **Improve Curb Appeal**
Trim Shrubs, Mow The Lawn, Plant Flowers, Add Mulch Or Rock To Flower Beds, And Pressure Wash The Exterior
- **Highlight Best Features**
Open Curtains Or Blinds To Let Natural Light In. If You Have A Fireplace, Make Sure It's Clean And Consider Lighting It During Showings.

PREPARE FOR INSPECTION >

- **Conduct A Pre-Listing Inspection**
Consider A Professional Home Inspection Before Listing To Identify Any Potential Issues.
- **Organize Important Documents**
Have Copies Of Utility Bills, Tax Bills, Surveys, And Any Home Warranty Information And Prepare A List Of Updates Or Renovations Made To The Home, Along With Their Dates.
- **Ensure Safety**
Test And Ensure Smoke Detectors And Carbon Monoxide Detectors Are Functional And Address And Potential Hazards Like Loose Stair Railings Or Broken Steps

PUT YOUR HOME ON THE MARKET

PREPARING YOUR HOME >

- **Choose An Experienced Local Agent Who Has A Proven Track Record**
- **Determine List Price From A Comparative Market Analysis (CMA)**
- **Professional Photography/Videography**
Professional Photos And Videos Can Significantly Impact How Potential Buyers Perceive Your Home

LISTING AND MARKETING YOUR HOME >

- **List Your Home**
Your Agent Will List Your Home On The Multiple Listing Service (MLS) And Other Relevant Platforms
- **Marketing And Promotion**
A Comprehensive Marketing Strategy To Include Open Houses, Social Media Promotion, And Traditional Advertising

PUT YOUR HOME ON THE MARKET

REVIEWING OFFERS AND NEGOTIATION >

- **Reviewing/Accepting Offers**
Interested Buyers Will Submit Offers, And With Your Agent's Guidance You'll Negotiate The Offer Terms, Which Might Include Price, Contingencies, And Closing Date. Once You Accept An Offer, Both Parties Will Sign A Binding Sales Contract.
- **Buyer's Inspection**
The Buyer Will Likely Hire A Home Inspector. Depending On The Findings, They Might Request Repairs Or Negotiate Terms.
- **Appraisal**
If The Buyer Is Obtaining A Mortgage, Their Lender Will Order An Appraisal To Ensure The Property's Value Matches The Sales Price.
- **Address Contingencies**
Most Offers Come With Contingencies (Financing, Inspection, Sale Of The Buyer's Home). Each Contingency Needs To Be Met Or Cleared For The Sale To Proceed

PREPARING FOR CLOSING >

- **Title Search**
A Title Company Will Ensure That There Are No Liens Or Disputes On The Property's Title
- **Obtain Necessary Pre-Closing Documents**
This May Include Property Disclosures, A Recent Tax Assessment, Utility Bills, Or HOA Documents
- **Buyer's Walk Through**
Typically Conducted A Day Or Two Before Closing, This Allows The Buyer To Ensure That Agreed-Upon Repairs Were Made And The Property Is In Expected Condition
- **Closing**
Review And Sign Closing Documents, Including The Deed Of Trust Or Mortgage, The Promissory Note, And The Closing Disclosure

CLOSING AND FINAL TRANSFERS >

- **Transfer Of Funds**
The Buyer (Or Their Lender) Will Transfer Funds To Cover The Home Purchase. After All Costs Are Deducted, You'll Receive The Remaining Proceeds.
- **Transfer Of Ownership**
Once All Documents Are Signed And Funds Are Dispersed, The Property Deed Will Be Recorded In The Buyer's Name, Officially Transferring Ownership



NAVIGATING THE ARKANSAS REAL ESTATE CONTRACT >

PURCHASE CONTRACT >

- **Determine Offer Price**
- **Closing Costs**
pay your own or request the seller pay yours?
- **Earnest Money Vs Non-Refundable Deposit**

Earnest Money Is Not Very Common In Arkansas Because The Purchase Contract Is Buyer-Friendly And A Buyer Would Get To Keep Their Earnest Money If They Terminated The Contract Based On Inspection, Financing, Or Appraisal Issues.

Non-Refundable Deposits Are Preferred By Sellers Because It Puts More Skin In The Game For The Buyer. NRD's Can Be Tendered Upon Contract Acceptance, Or Once Repairs Are Agreed To. Your Agent Will Help You Understand If Either Of These Make Sense To Include In Your Offer
- **Surveys**
Most Common To Get One When Property Is Not In A Platted Subdivision
- **Inspection Period**
10 Business Days, Seller has 5 Business Days to respond
- **Fixtures And Attached Equipment**
Anything Bolted Or Screwed Into The Walls Is Considered A Fixture And Should Automatically Convey With The Property. Refrigerators, Washer And Dryers Are Not Considered Fixtures In Arkansas
- **Contingencies**
The Arkansas Real Estate Contract has contingencies built-in for inspections, financing, and appraisals. If you are selling a home, you will likely make your offer contingent on your home selling
- **Disclosures**
Seller will provide a Seller Property Disclosure within 3 days of an accepted offer. If the home was built before 1978 there will be a Lead Based Paint Disclosure as well.
- **Closing Date**
If you are selling your current home in another state, you might have to schedule closing on your new home for 3 days after your current home closes. It is possible to close both on the same day, depending on the state laws.
- **Possession**
Typically you can take possession once the closing paperwork is signed by all parties, and funding has taken place, but in some cases there can be early or delayed occupancy involved
- **Offer Expiration**
It Is Customary To Give At Least A 24 Hour Expiration On Your Offer. Depending On The Market, Or Seller's Situation, The Listing Agent Could Have An Offer Deadline Date That Could Be Several Days.



NAVIGATING THE ARKANSAS REAL ESTATE CONTRACT >

TERMS TO CONSIDER > IN AN OFFER.

- **Price**
For Most Sellers, The Price Is The Most Important Thing To Them. Your Agent Will Help You Understand The Market Value And Of The Home As Well As Local Market Conditions To Help You Make The Best Offer.
- **Closing Costs**
In A Seller's Market, You Will Likely Have To Pay For Your Own Closing Costs, And Sometimes You Might Offer To Pay Some Of The Seller's Closing Costs In A Multiple Offer Scenario. In A Buyer's Market, You Have A Good Shot At Getting The Seller To Pay Your Closing Costs
- **Deposits**
Offering A Non-Refundable Deposit Will Make Your Offer Stronger Than Offering Earnest Money, But Be Careful Doing This Because Non-Refundable Is Exactly What It Sounds Like - You Can't Get It Back.
- **Repair Request Guarantees**
You Can Offer To Purchase A Home As-Is, And That Will Make Your Offer Stand Out. This Doesn't Mean You Can't Do An Inspection And Back Out Of The Deal If The Inspection Uncovers Major Repairs. You Can Also Put A Cap On The Repair Amount By Saying Something Like, **"Buyer Will Not Request Any Individual Repairs That Are Less Than \$1000 To Fix."**
- **Appraisal Gaps**
In A Competitive Market, Writing In An Appraisal Gap Will Make Your Offer Stronger. This Tells The Seller Up Front That If The House Doesn't Appraise For The Purchase Price, You'll Make Up Some Or All Of The Difference In Cash
- **Occupancy**
Some Sellers Need A Little Bit Of Time To Move Out Of A House After Closing, Especially If They Need The Funds From Closing To Hire Movers, Or If They're Elderly And Have Lived In The House For Many Years. Offering Delayed Occupancy Will Make Your Offer Stronger In These Cases.
- **Closing Date**
Aligning Your Closing Date, Or Being Flexible On The Date, To The Needs Of The Seller Will Make Your Offer Stronger. If They Are Purchasing A New Home, And Already Have It Under Contract, They Will Want To Close Both On The Same Day Or Within A Few Days Of Each Other.

ONCE UNDER > CONTRACT

- **Make Final Application With Lender, Turn In All Requested Documents ASAP**
- **Hire Home Inspector**
In Arkansas, You Have 10 Business Days To Get All Inspections Done And Make A Repair Request. You Can Request Repairs, Or Negotiate Terms Like Sales Price, Fixtures, Etc
- **Submit Deposits (If Applicable) With The Help Of Your Agent**



NAVIGATING THE ARKANSAS REAL ESTATE CONTRACT >

PREPARING TO MOVE >

- **Set A Moving Date**
This Will Serve As Your Target And Help You Plan Backwards
- **Create A Moving Budget**
Consider Costs Like Hiring Movers, Buying Packing Supplies, And Travel Expenses
- **Take Inventory**
List Items In Each Room To Determine What To Move, Sell, Donate Or Discard
- **Hire A Moving Company Or Rent A Truck**
Get Quotes, Check Review, And Book In Advance
- **Start With Seldom-Used Items Like Seasonal Decorations, Books, Etc**
- **Label Boxes**
Indicate Content And The Room It Belongs To, And Mark Fragile Items Clearly
- **Pack An Essentials Box**
Important Items You'll Need Immediately After Moving, Such As Toiletries, A Change Of Clothes, Medications, And Other Important Supplies Like Screwdrivers, Hammers, Drill, Etc
- **Notify & Update**
Fill Out A Change Of Address Form With The Post Office, Schedule Utility Services To Be Disconnected At Your Old Home And Connected At Your New Home. Inform Important Parties Like Banks, Insurance Companies, Doctors, Schools, Etc. Be Sure To Check Amazon And Other Automatic Ship Subscriptions To Make Sure Your Address Is Changed With Them To Avoid A Disruption In Your Services. Update License And Voter Registration
- **Prepare For Moving Day**
Disassemble Furniture (If Not Hiring Movers), Clear Pathways To Make Sure Your Movers Can Easily Move Through Your Home, Arrange For Pets And/Or Kids To Hang Out Somewhere On Moving Day
- **Moving Day**
Supervise Movers, Take Inventory, And Do A Final Walk-Through Of All Rooms, Closets And Cabinets To Make Sure You Don't Forget Anything, And Be Sure To Lock All Doors And Windows And Secure The Keys And Garage Door Openers When Leaving For The Last Time

SETTLE INTO YOUR NEW HOME >

IN YOUR NEW HOME >

- **Unpacking**
Begin With Essentials And Gradually Unpack Other Items, Organizing As You Go
- **Home Personalization**
Hang Curtains, Lay Rugs, Display Personal Items, And Arrange Furniture To Make The Space Feel Like “Home”
- **Safety Checks**
Ensure Smoke And Carbon Monoxide Detectors Work. Familiarize Yourself With Emergency Exits And Locate The Main Water Shut-Off
- **Home Improvements**
Consider Any Renovations Or Improvements You’d Like To Make Such As Painting Or Installing New Fixtures
- **Maintenance**
Establish A Regular Home Maintenance Routine. Check Things Like HVAC Filters, Gutters, And The Condition Of Roofing
- **Meet The Neighbors**
Introduce Yourself. This Can Be Done Casually Or Through A Housewarming Gathering.
- **Garden & Lawn**
If You Have Outdoor Space, Consider Planting Flowers, Starting A Vegetable Garden, Or Setting Up A Patio Or Deck Area

IN THE NEW COMMUNITY >

- **Explore The Neighborhood**
Familiarize Yourself With Local Amenities Such As Grocery Stores, Parks, Post Offices, And Restaurants
- **Local Services & Businesses**
Identify Key Places Such As Hairdressers, Dry Cleaners, Gyms, Libraries, And Other Services You Regularly Use.
- **Community Events**
Attend Local Events Or Fairs To Meet People And Understand Local Traditions And Customs
- **Schools**
If You Have Children, Get Involved In Their School Activities And Meetings. This Is A Great Way To Meet Other Parents And Integrate Into The Community
- **Join Clubs Or Organizations**
Find Local Clubs Or Groups That Align With Your Interests Or Hobbies
- **Local Media**
Subscribe To Or Follow Local Newspapers, Radio Stations Or TV Channels To Stay Informed



SETTLE INTO YOUR NEW HOME >

- **Volunteer**
Offer Your Time To Local Community Services Or Charity Organizations. This Is A Rewarding Way To Meet People And Feel Connected
- **Religious And Cultural Centers**
If You Are Religious, Or Have Specific Cultural Affiliations, Find Local Places Of Worship Or Cultural Centers
- **Healthcare**
Identify A New Primary Doctor, Dentist And Other Essential Healthcare Providers
- **Recreation Centers**
Check Out Local Recreation Centers Or Parks For Classes And Activities
- **Connect Online**
Join Neighborhood Groups Or Forums On Platforms Like Nextdoor Or Facebook To Stay In The Loop About Local Happenings And Recommendations