

NORTH TEXAS HOMEBUYER'S TACTICAL RECON CHECKLIST

MISSION: SECURING THE HIGH GROUND
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SECTION 1: THE TERRAIN — ALEDO, WEATHERFORD, & BEYOND

Before you deploy, you need to know the layout of the land. Not all North Texas 'Country Living' is created equal.

The Aledo Corridor:	High-demand schools (Aledo ISD) and premium appreciation. <i>Recon Tip:</i> Traffic on I-20 is your primary obstacle. Plan for a 25-30 minute 'extraction' to Downtown Fort Worth.
The Weatherford Acreage:	More dirt for your dollar. Historic charm meets expansive ranch living. <i>Recon Tip:</i> Check for 'High-Speed' internet availability before you commit. Some pockets are still in the 'Dark Ages'.
The Benbrook/Gra nbury Loop:	Lakeside lifestyle with a slower tempo. Great for retirement or 'Work from Home' headquarters.

SECTION 2: THE VA LOAN 'SAFE-TO-PROCEED' CHECKLIST

As a Veteran, your 100% financing is a powerful asset, but only if you know how to wield it.

- **COE (Certificate of Eligibility):** We can pull this for you, but have your DD-214 ready.
- **Most Recent LES:** (or 30 days of paystubs).
- **Last 2 Years of W-2s.**
- **2 Months of Bank Statements:** (All pages, even the blank ones—the VA is thorough).
- **Valid Government ID.**

SECTION 3: THE 'DEAL-KILLER' RECON (VA APPRAISAL PREP)

Don't fall in love with a property that won't pass inspection. Look for these 'Red Flags' during your first walkthrough:

[] **The Peeling Paint Trap:** If the home was built before 1978, chipped paint is a 'No-Go'.

[] **Exposed Wiring:** Open junction boxes or frayed wires will halt the mission.

[] **Moisture & Rot:** Check the 'Soft Spots' on door frames and fascia boards.

[] **Mechanical Systems:** HVAC, Water Heater, and Roof must have at least 2 years of 'Estimated Life' remaining.

SECTION 4: THE ZERO-FRICTION TIMELINE

D-Day	Offer Accepted.
D+3	Inspections completed. We identify any tactical repairs needed.
D+14	Appraisal ordered and cleared.
D+21	'Clear to Close.' We synchronize with the title company.
D+30	Mission Accomplished. Keys in hand. Secure the perimeter.

READY TO START YOUR RECON?

Don't navigate the North Texas market without a scout. Put 20 years of real estate experience and Marine Corps discipline on your side.

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ONE MISSION. ZERO FRICTION.