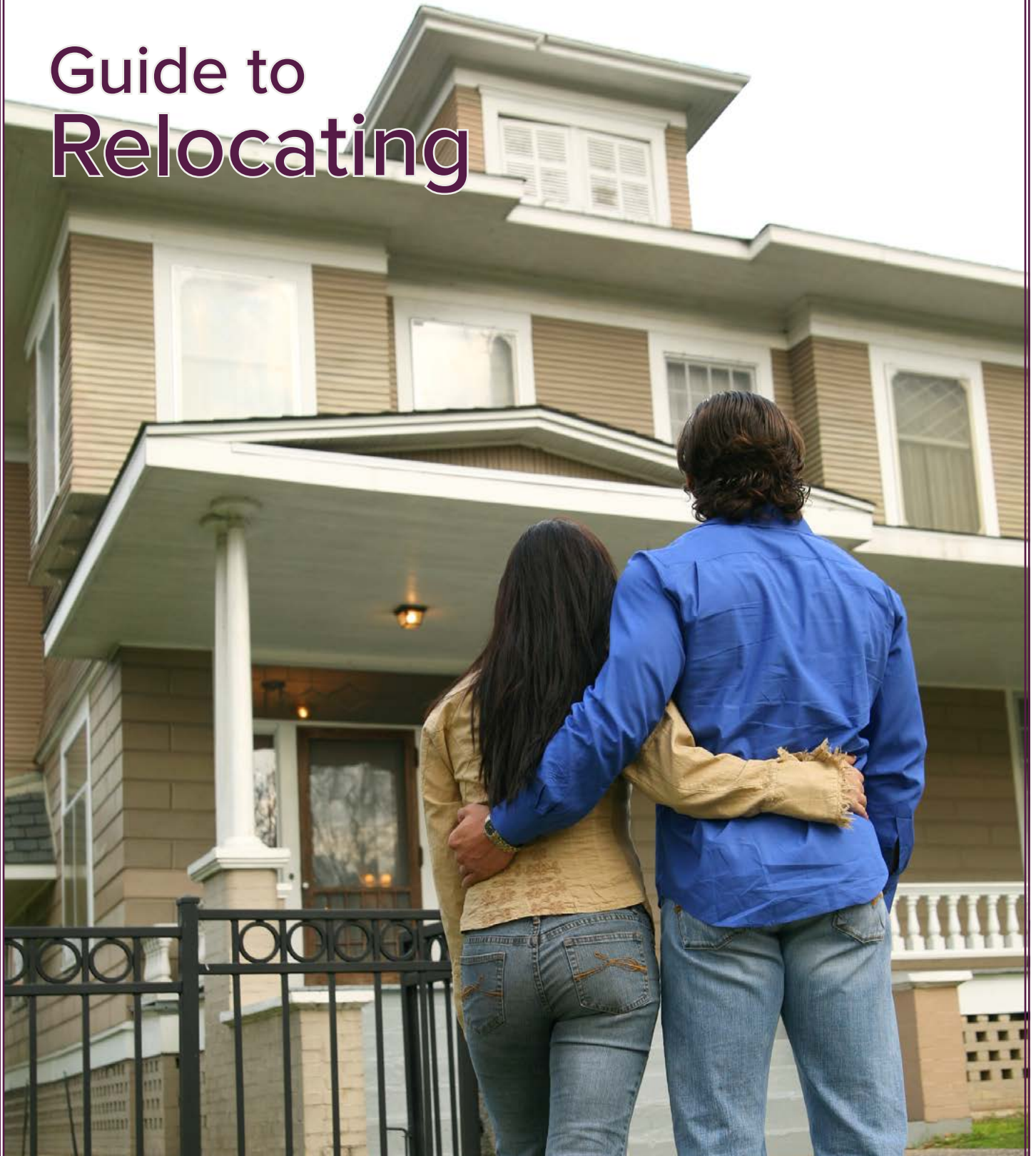


Guide to Relocating



BERKSHIRE HATHAWAY | Verani Realty
HomeServices

Over 50 Years of Local Market Knowledge & Presence

In 1967, our father Osvaldo (Ozzie) Verani founded Verani Realty. He created a solid foundation for growth. It was a period when most transactions were face to face and his ability to provide a personal experience helped him to develop long lasting relationships with customers.

His ingenuity, determination and the ability to identify solid opportunities helped him to quickly grow the business and reach goals his customers and himself. Ozzie framed his philosophy on the principles of mutual respect, trust, customer service, and quality. These core values are what developed a deep respect and loyalty between him and his customers.



Over the years we have broadened our specialization which has allowed us to become one of the premier real estate companies offering exceptional service in:

- Residential, Commercial, New Homes & Fine Homes Real Estate
- Relocation & Referral Services
- Integrated Mortgage & Title Services

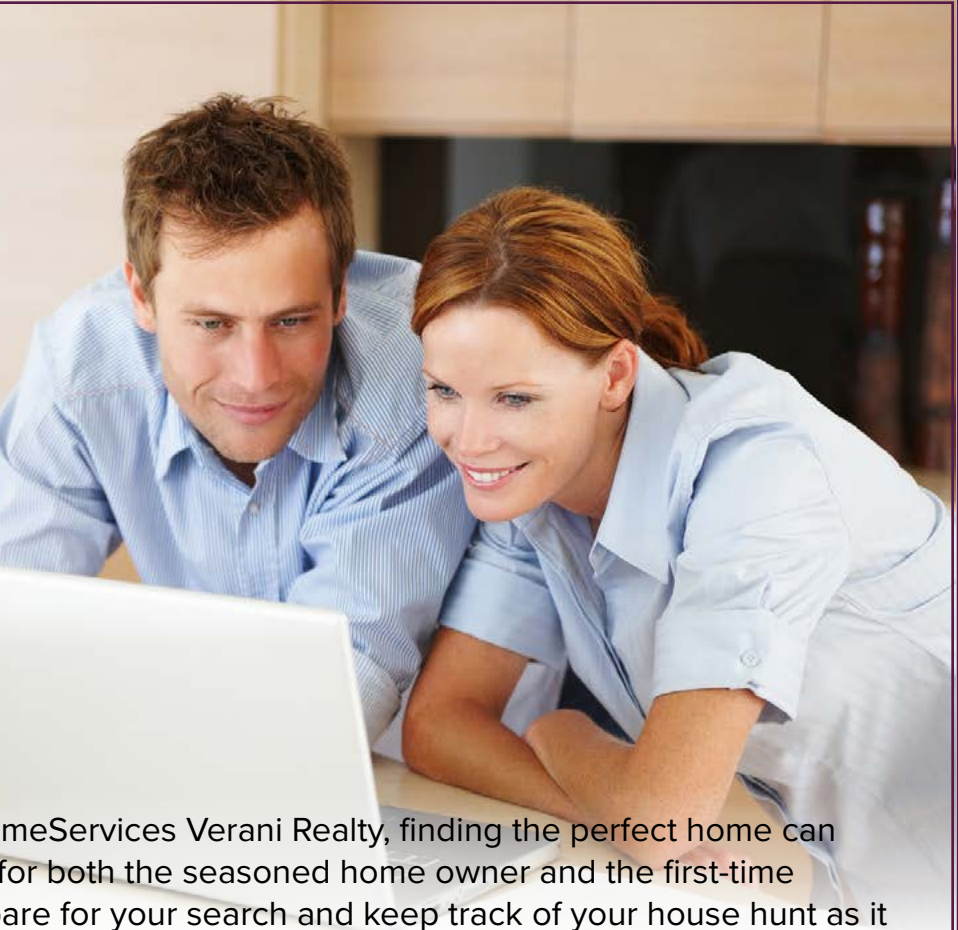
Though our business has greatly broadened from when our father was running the business we have never lost sight of the core values in which he operated. We pride ourselves as being a family owned business, with a dedicated and professional team that works hard to earn trust from our customers.

We hope to be your real estate services firm in New Hampshire, Maine and Massachusetts.

Margherita Verani
CEO



House Hunting Tips



With Berkshire Hathaway HomeServices Verani Realty, finding the perfect home can be an enjoyable experience for both the seasoned home owner and the first-time buyer. Use these tips to prepare for your search and keep track of your house hunt as it progresses.

- **Get pre-approved for a mortgage before you view homes.** Rather than guessing or estimating how much you can afford to spend, contact your bank or loan company and fill out an application. This does not commit you to taking out the loan; it is simply the groundwork to provide you the maximum loan amount for which you will qualify. Getting pre-approved gives you a clear idea of how much home you can afford. It also allows you to quickly place an offer on a home you've fallen in love with and have confidence that you will get the loan needed to purchase it.
- **Do your homework online.** Recent home sales prices, market trends, homes on the market, neighborhood statistics, and more are all available online. Verani.com allows buyers to search and create customized, saved searches that are your own lists of properties based upon your needs and desires regarding location, price, and features in a home. You can also sign up for email updates, learn about our real estate MLS listings, our agents and schedule tours.
- **Go to open houses.** Attending open house events when you visit the area can help you get a visual of what you like and dislike in a home. The best part? All you need to do is show up at the open house during the scheduled event and walk through the door, and many times it only takes 30 minutes or less to see all the home has to offer.


To find open houses, simply click on Verani's "Open Houses" tab under "Property Search" and do a search for homes, which you can narrow down as much as you like by location, style, size, and price-point. Our website will provide you with an up-to-date list of homes (updated every 15 minutes).

- **Talk to your real estate agent.** Your Verani real estate agent is a wealth of information. They may have already seen some of the homes that interest you, so they can offer you more details about the property as well as share their knowledge about the neighborhood, the community and the school system. This is invaluable information as you narrow down the list of which homes you would like to see.
- **Location, location, location.** You've probably heard the old real estate saying, "location, location, location" but the point still bears repeating. Even a picture-perfect dream home can be a mistake if it's in an undesirable location. Consider the local school system, access to public amenities, your commute time, and surrounding properties (is it next to a vacant lot or commercial properties?) when visiting houses.
- **Make lists so as not to overlook details.** Start compiling your wish list by thinking about what you like and dislike about your current home. Turn your priorities into a personalized home-shopping checklist and use it to track the features of each home. Visit verani.com for online information about the homes you will be viewing.

Once you view a couple of homes you will begin to see more clearly what really appeals to you and what does not. Finding that perfect home may be just one showing away. When you find your next home, your agent will be working with you to place your offer and navigate through the buying process until the keys to the front door are in your hands.



Education Resources



New England has some of the best school systems in the country. According to a recent report by WalletHub, New Hampshire and Maine both rank in the top ten, and Massachusetts is #1. Special programs for the gifted and challenged are abundant in this region, encouraging each student to reach their peak of personal development.

When investigating school districts, the state's Department of Education web site is a great starting point in your research. They usually have helpful guides on how to select a school, and they have profiles available of all of the school districts in the state. You can also check various reports on the schools.

Once you've relocated and settled within a district, check with the district for their registration requirements and gather any documentation or forms you may need to submit. In general, you will need proof of residency, your child's medical or immunization records, your child's school records and/or work samples, and a birth certificate or passport to validate date of birth.

New Hampshire Resources

- Schools/SAU info: http://www.education.nh.gov/data/school_sau.htm
- Information for residents: <http://www.nh.gov/residents/education.html>
- Assessment and AYP public reporting site: <http://reporting.measuredprogress.org/nhprofile/>

- School and district information: <http://My.doe.nh.gov/profiles>
- School and district profiles: <http://www.greatschools.org/new-hampshire/>
- Find a school: <http://www.schooldigger.com/go/NH/search.aspx>

Massachusetts Resources

- Massachusetts Department of Education: <http://www.doe.mass.edu/>
- School and District profiles: <http://profiles.doe.mass.edu/>
- School and district profiles: <http://www.greatschools.org/massachusetts/>
- Find a School: www.schooldigger.com/go/MA
- Students and Families: http://www.doe.mass.edu/FamComm/f_studentsupport.html
- School choice guide: <http://www.doe.mass.edu/finance/schoolchoice/choice-guide.html>

Maine Resources

- Maine Department of Education: <http://www.maine.gov/doe/>
- For Students and Families: <http://www.maine.gov/doe/students/> - students and families
- Find a School: <https://www.schooldigger.com/go/ME/search.aspx>

