

COME ON IN

A guide around town.



MILITARY RELOCATION CHEAT SHEET

Fort Eisenhower Edition

POWERED BY:



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REALTOR

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But first, let me introduce myself.

Hi, I'm Ariel.

As a Certified Military Relocation Professional (MRP) and an experienced Realtor® serving Augusta, GA, I specialize in helping military families navigate the complexities of PCS moves, VA home purchases, and off-base housing near Fort Eisenhower (formerly Fort Gordon). Growing up in a military family, I personally understand the challenges of frequent relocations, reestablishing in new communities, and finding the right home under tight timelines. With certifications as a Seller Representative Specialist (SRS), Real Estate Negotiation Expert (RENE), and Accredited Buyer's Representative (ABR), I bring expert-level guidance to both buying and selling homes, ensuring a seamless, stress-free experience.

For families who can't visit in person, I offer a tailored sight-unseen buying process, providing detailed virtual tours, in-depth neighborhood insights, and trusted local expertise to alleviate the anxiety of purchasing from afar. Whether you need insights on BAH rates for Augusta housing, new construction options, or an investment property, I'm here to ensure your move is smooth, efficient, and rewarding.

Let's make your next relocation the easiest one yet—contact me for expert military relocation assistance in Augusta, GA!

MILITARY HOMEBUYER

Fort Eisenhower & Augusta, Georgia

Your Step-by-Step Guide to a Smooth Move

Relocating to Fort Eisenhower? Whether you're a first-time homebuyer, seasoned homeowner, or considering renting, this guide will help you navigate every step of the process with confidence.

STEP 1

Decide Whether to Buy or Rent

- **Assess Your Situation:** Determine if homeownership is the right move or if renting is a better fit for your current needs.
- **Not Sure?** Not sure whether to buy or rent? Check out my in-depth blog post breaking down the pros and cons to help you make the best choice.

STEP 2

Why Working with an Experienced Realtor Matters

- **Navigating the Process with Expertise:** I'll guide you through market trends, ideal neighborhoods, and contract terms to make your transition seamless.
- **Military Relocation Specialist:** With personal military family experience and a Certified Military Relocation Professional (MRP) designation, I understand the unique challenges of military moves and tailor my approach to fit your needs.

STEP 3

Choose a Lender & Secure Financing

- **Be Wary of "Military-Friendly" Lenders:** Not all lenders advertising as military-friendly offer the best rates. Some may have hidden fees or less favorable terms.

- **Get Pre-Approved for a VA Loan:** I'll connect you with reputable, VA-friendly lenders who truly understand military homebuyers.
- **Know Your BAH & Buying Power:** Your Basic Allowance for Housing (BAH) impacts your budget.

Estimated 2025 BAH Rates

E-1: \$1,350 (Buying Power: ~\$220,000)
E-2: \$1,350 (Buying Power: ~\$220,000)
E-3: \$1,410 (Buying Power: ~\$225,000)
E-4: \$1,470 (Buying Power: ~\$230,000)
E-5: \$1,590 (Buying Power: ~\$240,000)
E-6: \$1,770 (Buying Power: ~\$260,000)
E-7: \$2,010 (Buying Power: ~\$290,000)
E-8: \$2,130 (Buying Power: ~\$300,000)
E-9: \$2,220 (Buying Power: ~\$310,000)
O-1: \$1,590 (Buying Power: ~\$240,000)
O-2: \$1,590 (Buying Power: ~\$240,000)
O-3: \$1,710 (Buying Power: ~\$255,000)
O-4: \$1,770 (Buying Power: ~\$260,000)
O-5: \$1,950 (Buying Power: ~\$285,000)
O-6: \$2,130 (Buying Power: ~\$300,000)
W-1: \$1,590 (Buying Power: ~\$240,000)
W-2: \$1,590 (Buying Power: ~\$240,000)
W-3: \$1,770 (Buying Power: ~\$260,000)
W-4: \$1,950 (Buying Power: ~\$285,000)
W-5: \$2,130 (Buying Power: ~\$300,000)

Note: BAH rates change annually. Connect with your lender for the most up-to-date estimates.



STEP 4

Start House Hunting

- **Define Your Must-Haves:** Consider home size, location, schools, commute, and amenities.
- **New Construction vs. Resale:** We'll explore both options based on your timeline, budget, and preferences.
- **Sight-Unseen Buying? No Problem!** I offer detailed virtual tours and in-depth neighborhood insights so you can make an informed decision from anywhere.

STEP 5

Make an Offer & Negotiate Like a Pro

- **Craft a Winning Offer:** I'll guide you through competitive pricing and negotiation strategies to secure the best deal.
- **Home Inspection & Contingencies:** I work with trusted inspectors to ensure your investment is protected.
- **Negotiation Expertise:** As a Real Estate Negotiation Expert (RENE), I advocate for your best interests—whether it's price reductions, repairs, or seller concessions.

STEP 6

Finalize the Deal

- **Review Contracts & Closing Details:** I'll walk you through every step to ensure a smooth closing.
- **Confirm Financing & Set Up Utilities:** I'll provide a checklist to ensure everything is in place before move-in day.

STEP 7

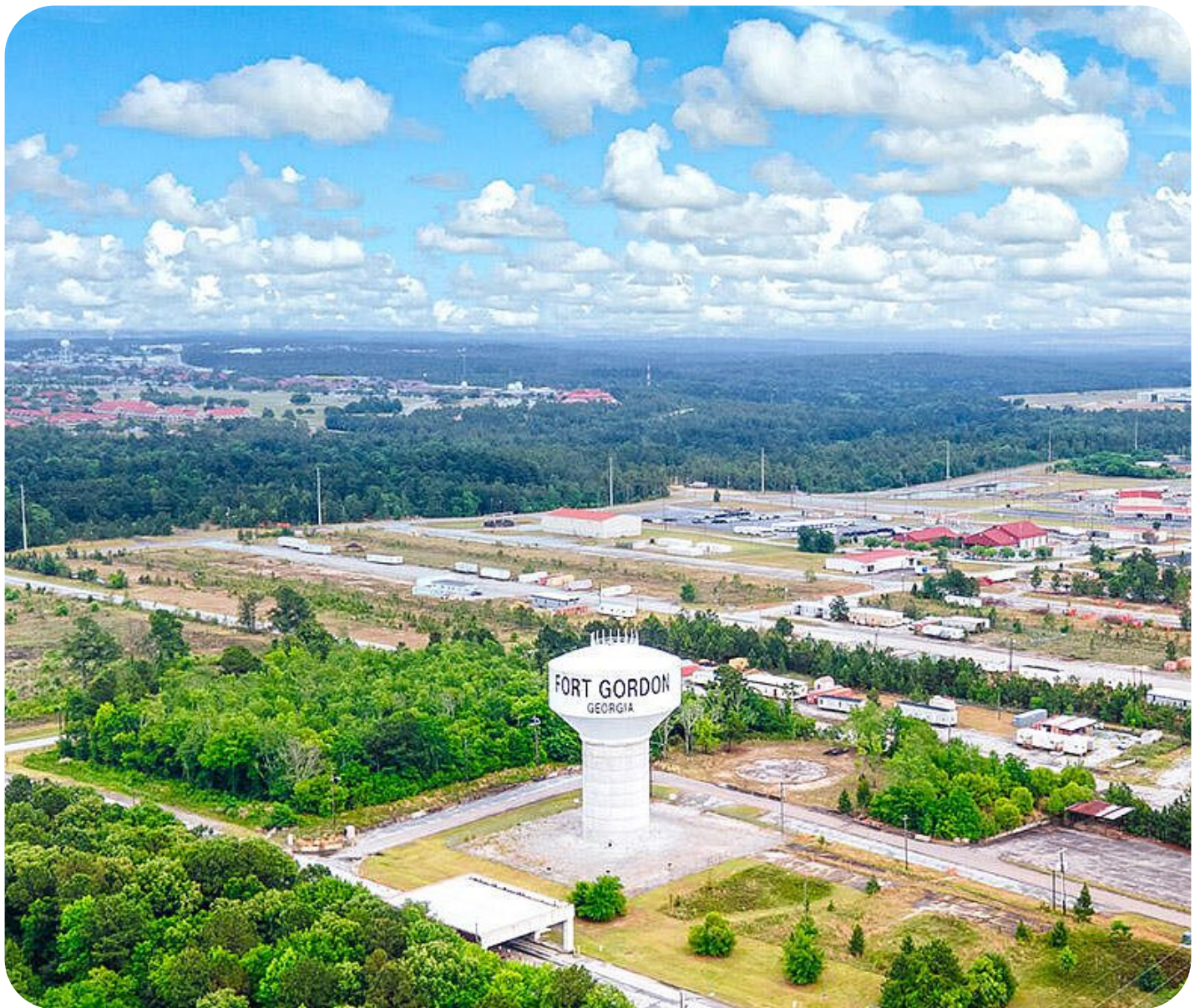
Closing & Move-In

- **Power of Attorney (POA) for Sight-Unseen Purchases:** If you're buying remotely, I'll handle signings on your behalf.
- **Closing Day Support:** I'll be there to guide you through the final paperwork and hand over the keys.
- **Lockbox for Easy Access:** If you're arriving later, I'll ensure your home is move-in ready and accessible.

STEP 8

Post-Move Support

- **Your Local Resource:** Questions after closing? Need recommendations for maintenance, local hotspots, or schools? I'm always here to help.
- **Explore Your New Community:** I'll provide local guides, must-visit restaurants, and insider tips to help you settle in.
- **Update Your Address:** Don't forget to notify the post office, banks, and service providers.





Ready to get started?

Let's Make Your Move Effortless

PCS moves come with enough stress—finding a home shouldn't be one of them. Whether you need a trusted local expert, virtual home-buying assistance, or personalized guidance, I'm here to make your transition seamless and stress-free.


Call, text, or email me to get started.


Ariel Wright, Realtor®
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“Real estate that puts people first.”

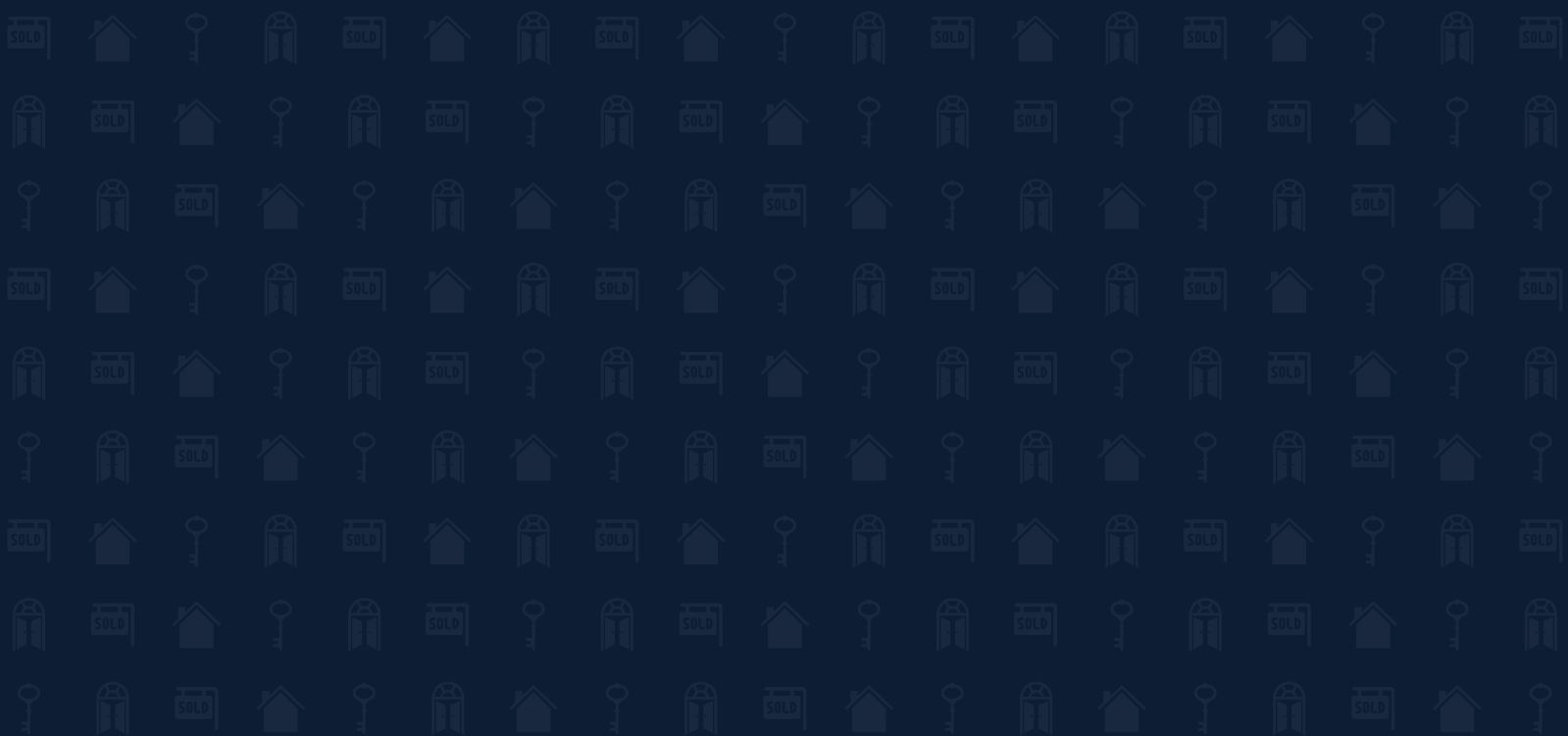
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