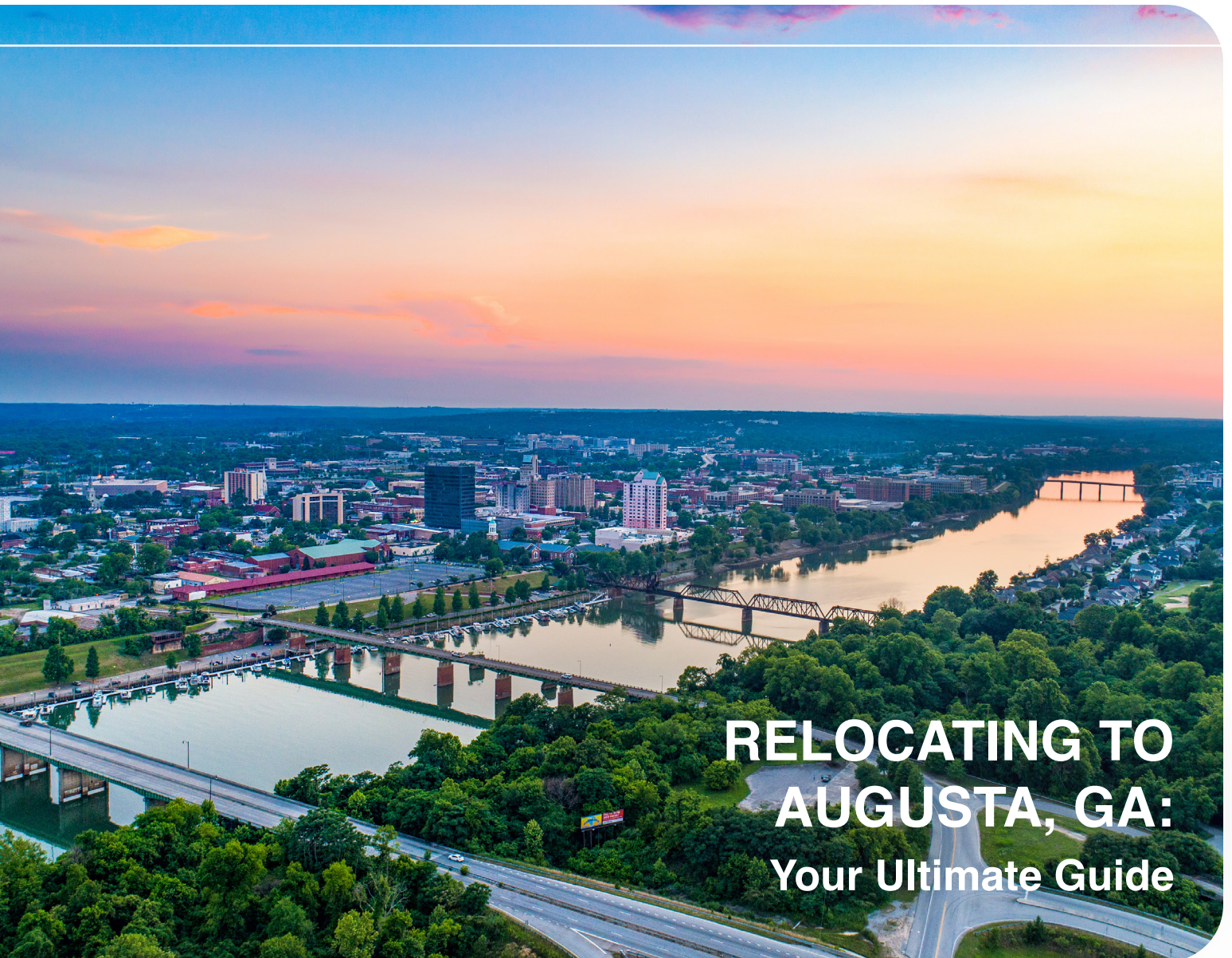


COME ON IN

A guide around town.



**RELOCATING TO
AUGUSTA, GA:
Your Ultimate Guide**

POWERED BY:



Ariel Wright
REALTOR

www.soldbyariel.com



But first, let me introduce myself.

Hi, I'm Ariel.

As a Certified Buyer's Representative (ABR) and Real Estate Negotiation Expert (RENE) serving Augusta, GA, Evans, GA, Grovetown, GA, and North Augusta, SC, I specialize in helping buyers find their perfect home through strategic searches, expert negotiation, and personalized guidance. Whether you're relocating, upsizing, downsizing, or buying your first home, I ensure your buying experience is seamless, efficient, and rewarding.

With certifications as an ABR and RENE, I bring expert-level guidance to every stage of the process. From identifying your goals and securing pre-approval to offering exclusive listings and negotiating the best deal, I handle every detail to ensure a stress-free experience.

For buyers who need flexibility, I provide virtual and in-person tours, neighborhood insights, and a streamlined closing process to make your home search convenient and efficient. Whether you're seeking top-rated schools, vibrant neighborhoods, or proximity to work opportunities, I'm here to help you find your ideal home.

**Let's make your home-buying experience smooth,
personalized, and successful—contact me today to start your
search!**

Your Roadmap to Relocating and Buying a Home

Whether you're moving across town or relocating from across the country, Augusta, Georgia—and the entire Central Savannah River Area (CSRA)—offers an incredible mix of Southern charm, growing career opportunities, affordable living, and vibrant communities.

This guide will walk you through everything you need to know to make your move easy, smooth, and successful.

STEP 1

Define Your Home Buying Goals

Before diving into listings, take some time to define what you're looking for in a home.

Key Questions to Ask Yourself:

- What are your non-negotiables? (Number of bedrooms, square footage, location, school district, etc.)
- What's your desired location and/or proximity to work?
- Do you prefer a new construction home or an established neighborhood?
- Would you consider a gated community or an HOA?
- Are you relocating and need a virtual buying experience?



Tip: A clear vision helps focus your search and speeds up the buying process to fit within relocation timelines.

STEP 2

Get Pre-Approved for a Mortgage

Understanding your buying power is crucial before house hunting. A pre-approval gives you a clear budget and makes your offers more competitive.

How to Get Pre-Approved:

- Check your credit score and improve it if necessary.
- Work with a trusted lender (I can connect you with top mortgage professionals in Augusta).
- Compare loan options (Conventional, FHA, or USDA loans).
- Gather necessary financial documents (Pay stubs, tax returns, bank statements).
- Get pre-approved to know your maximum purchase price.



Tip: A strong pre-approval can help you stand out in a competitive market and streamline the process once you find the right home.

STEP 3

Start Your Home Search

With your budget and goals in place, we'll begin touring homes that match your needs. You'll receive curated listings based on your preferences—with virtual options if you're relocating from out of town.

How to Find the Right Home:

- Set up online listing alerts so you're the first to know about new properties.
- Schedule home tours (In-person or virtual if you're moving from afar).
- Explore different neighborhoods to find the right lifestyle fit.
- Compare homes based on your needs and priorities.



Tip: Stay flexible—sometimes the perfect home comes with a few surprises!

STEP 4

Make a Competitive Offer

When you find the right home, I'll help you craft a strong, competitive offer. We'll review comparable sales and market conditions to ensure you secure the best terms possible.

What Goes Into a Strong Offer?

- A competitive price based on market analysis.
- Earnest money deposit to show you're serious.
- Strategize contingencies to protect your interests.
- Flexible closing date to appeal to the seller.



Tip: Staged homes sell 88% faster and for 20% more on average than unstaged homes.

STEP 5

Home Inspection & Appraisal

Once under contract, schedule a professional inspection to uncover any hidden issues. An appraisal will also confirm the home's value for your lender.

What Happens During This Stage?

- **Home Inspection:** Checks for issues with the foundation, plumbing, electrical, and roof.
- **Negotiations:** If repairs are needed, we'll negotiate with the seller.
- **Appraisal:** Ensures the home's value aligns with the lender's requirements.



Tip: Never skip inspections—even with new construction or newer homes!

STEP 6

Finalize the Details and Close

The final step before becoming a homeowner is closing day—where you'll sign the final paperwork and receive the keys to your new home.

Final Steps Before Closing:

- Review your closing disclosure to understand all costs.
- Confirm home insurance and utility transfers.
- Do a final walkthrough to ensure everything is in order.
- Sign the paperwork and get your keys!



Tip: Bring a government-issued ID and expect the closing process to take a couple of hours. Once completed, the home is officially yours!

STEP 7

Welcome home!

Congratulations—you're officially a homeowner in the CSRA!

Now What?

- Get to know your new community and local hotspots. (You can find some great suggestions in The Weekender Guide.)
- Save a list of trusted vendors for future needs. (I will provide you with my Vendor List if I haven't already done so.)
- Celebrate your new adventure in Augusta and the surrounding CSRA!



Tip: Bring a government-issued ID and expect the closing process to take a couple of hours. Once completed, the home is officially yours!

Where to Stay During Your Home Search

Whether you're visiting Augusta for a weekend home-buying trip or settling in before your big move, the CSRA offers a wide range of hotel options to fit your style and budget. From boutique stays in the heart of downtown to comfortable extended-stay suites in the suburbs, there's something for everyone.

Recommended Hotels for Your Stay:

DoubleTree by Hilton

Comfortable accommodations with Southern hospitality and signature warm cookies at check-in. Located near shopping and restaurants in West Augusta.

Phone: 706-855-8100

www.hilton.com

2651 PERIMETER PKWY, AUGUSTA, GA

Hilton Garden Inn Augusta

Conveniently located off I-20, this modern hotel offers comfortable rooms and an on-site restaurant—perfect for short stays or quick access to Columbia County.

Phone: 706-739-9990

www.hiltongardeninn.com

1065 STEVENS CREEK RD, AUGUSTA, GA

Sheraton Augusta Hotel

Relax in modern rooms and enjoy upscale amenities like an indoor/outdoor pool and onsite dining. Just minutes from downtown and major shopping centers.

Phone: 706-396-1000

www.marriott.com

1069 STEVENS CREEK RD, AUGUSTA, GA

Augusta Marriott at the Convention Center

Located on the Riverwalk in downtown Augusta, this hotel is ideal if you want to explore the city's dining, nightlife, and cultural attractions.

Phone: 706-722-8900

www.marriott.com

2 10TH ST, AUGUSTA, GA

Crowne Plaza North Augusta

A stylish riverside hotel with stunning views, rooftop dining, and easy access to downtown Augusta. Great for both quick visits and extended stays.

Phone: 803-349-8400

www.ihg.com

1060 CENTER ST, NORTH AUGUSTA, SC

The Partridge Inn Augusta –

Curio Collection by Hilton

Experience classic Southern charm in this historic hilltop hotel with a rooftop bar and elegant rooms. A beautiful stay with local character.

Phone: 706-737-8888

www.hilton.com

2110 WALTON WAY, AUGUSTA, GA

Avid Hotel Augusta W – Grovetown

A clean and modern option with smart essentials and affordable comfort. Great for quick visits to nearby Grovetown neighborhoods.

Phone: 706-364-7701

www.avidhotels.com

900 HUSK BOX WAY, GROVETOWN, GA

Home2 Suites by Hilton

(Grovetown Augusta Area)

Designed for extended stays with in-room kitchens and workspace, this hotel is pet-friendly and close to Fort Eisenhower and major shopping.

(706) 251-9100

www.hilton.com

903 HUSK BOX WAY, GROVETOWN, GA 30813





Ready to get started?

Let's Make Your Move Effortless

Relocating comes 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®
(706) 619-9399
ariel@soldbyariel.com

“Real estate that puts people first.”

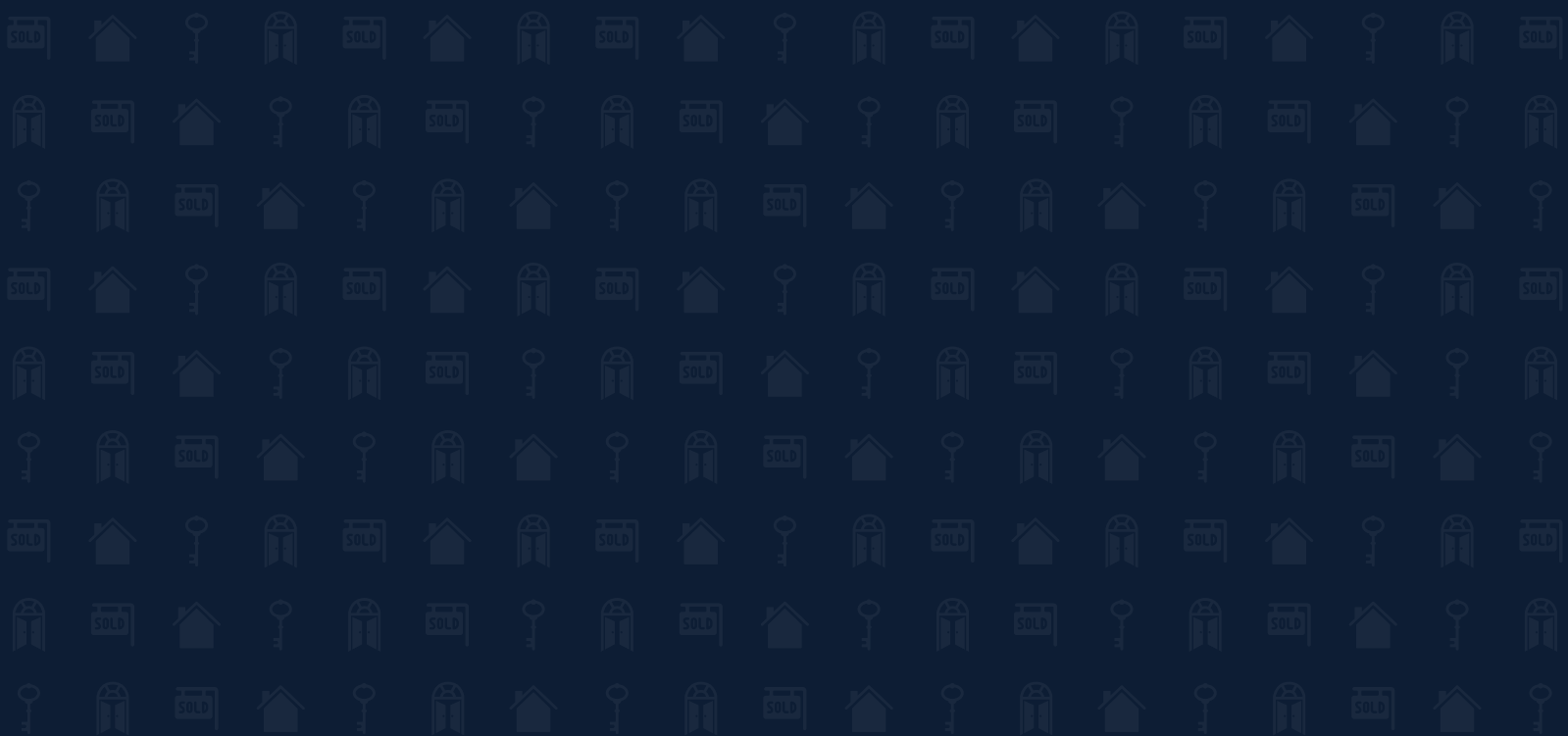
 @arielinaugusta

 /ariel.wright.96

 @soldbyariel

 @soldbyariel

 /ariel-wright-realtor/



CONTACT ME

(706) 619-9399

ariel@soldbyariel.com

LICENSED IN

Georgia // 421260

South Carolina // 130130

www.soldbyariel.com