



LUXURY
HOMES OF TENNESSEE

PRESENTED BY
ARKENDRA JOHNSON



Arkendra Johnson

BROKER/REALTOR®

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If you want the best home-buying experience, you need a professional best-in-class real estate firm working for you. When you hire us, you can be confident that your home search is in the hands of local experts with a proven track record who are well-known, respected and trusted within the community.

ABOUT US

Founded in Franklin, Tennessee in 2019, Luxury Homes is a luxury real estate firm with a passion for excellence and a primary focus on providing the highest level of professionalism within our industry.

Our agents are entrenched in the community and ready to guide you through a smooth real estate transaction. With over \$500 million in recent real estate sales, our firm understands the responsibility we have to assertively and creatively find ways to help you accomplish your real estate goals. We bring expertise, warmth, and concierge-level service to every interaction.

OVER \$500 MILLION IN RECENT SALES LEADERSHIP WITH OVER 100 YEARS OF EXPERIENCE PRESENCE IN 5 STATES AND 12+ MAJOR CITIES

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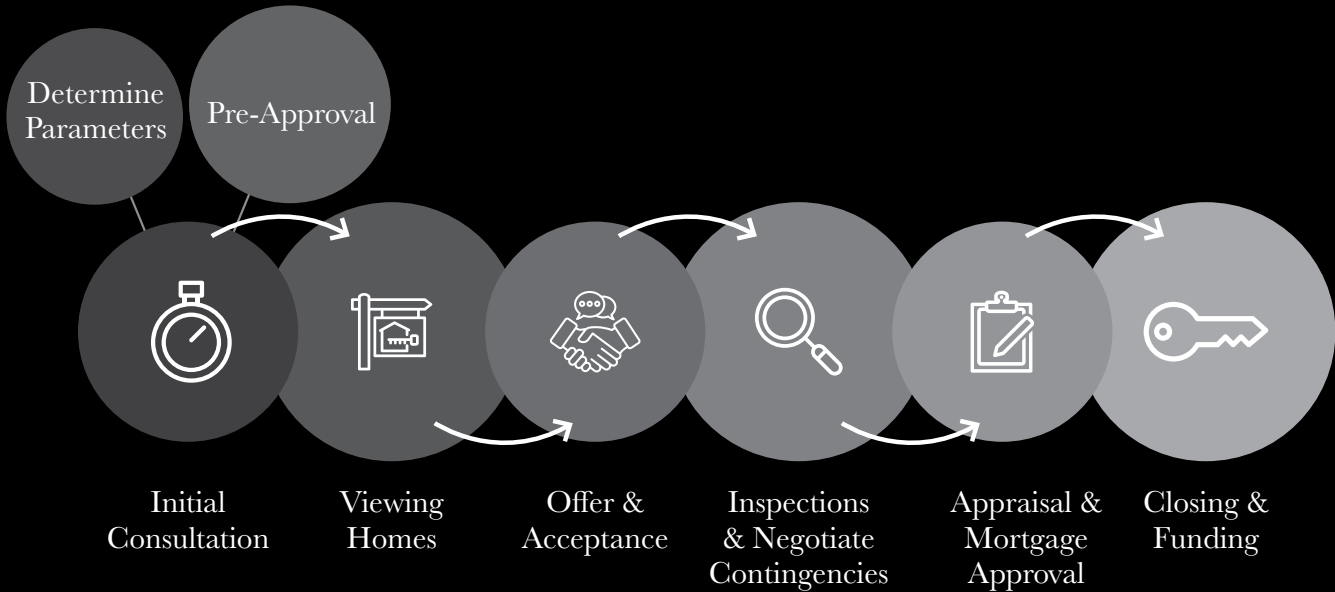
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THE PROCESS

FOR BUYERS



DETERMINE THE PURCHASING PARAMETERS

We'll assess your most important needs and wants for your new home, and consider location, price and condition to determine which properties are best suited for viewing.

ACQUIRE PRE-APPROVAL

Viewing homes with a pre-approval from a reputable lender or providing proof of funds lets sellers know that you have the ability to purchase and improves your buying position.

COMPLETE THE PURCHASING PROCESS

We'll submit a professionally constructed offer, skillfully negotiate on your behalf and guide you through the entire purchase transaction process from acceptance to closing.

STEPS TO BUYING



Budget



Location



Size & Layout



Condition



Features & Amenities



Security



Future Plans



BUDGET

Determine your budget and stick to it. Consider not only the purchase price but also the ongoing expenses such as maintenance, property taxes, and insurance.

02

LOCATION

Consider the neighborhood, proximity to schools, parks, shopping centers, and transportation options.





SIZE AND LAYOUT

Determine the number of bedrooms and bathrooms, the square footage, and the overall layout of the property.

04

CONDITION

Check for signs of wear and tear, such as water damage, cracks, or structural issues.





FEATURES AND AMENITIES

Make a list of the must-have features and amenities, such as a fireplace, a garage, a pool, or a backyard.



SECURITY

Check for the safety of the neighborhood and the security features of the property.



FUTURE PLANS

Think about your future plans, such as starting a family or working from home, and how they might affect your home buying decision.



IMPORTANT DATES

BINDING AGREEMENT

The date that the contract is signed by all parties, bound and executed.

EARNEST MONEY DEPOSIT

The date by which earnest money must be delivered to holder.

FINANCING CONTINGENCY

The date by which the buyer must obtain a loan commitment from the lender.

INSPECTION DEADLINE

The date by which the home inspection and any resolutions must be completed.

APPRAISAL DEADLINE

The date by which the appraisal must be completed.

CLOSING

The date on which the sale of the property is finalized, and the buyer takes possession of the property.

TESTIMONIALS

“Arkendra made the complicated process of selling and buying a home in a historically fast market a pleasant experience. She was responsive, courteous, and understanding, but yet still aggressive when needed for us to achieve our goals. Her transparency and honesty made us feel very comfortable with each turn throughout the entire process. I would **STRONGLY** recommend her for anyone who is considering buying or selling a home.”

Brett and Nicole Belanger

“Partnering with Arkendra to find our first dream home was excellent from choosing the home, the communication all the way to closing. She offered many options that were perfectly tailored to our likes. Her communication was always so clear and consistent. She encouraged us throughout the whole process. I know many say the house buying process is difficult and stressful, but because of Arkendra I can claim the opposite. We’re excited to have her as our forever realtor!”

Andario & Danielle Howard

“Mrs. Johnson has helped us with our first sale and purchase in mid 2017 then again in 2020. Everything was really good, she is a real great realtor and knows what she is doing! She would recommend people that she thought were the best to also help you! We will always use her and we recommend her for anyone! Highly the best!!”

Saul, Destiny, Marcos, Zhayne & Skarlet

“Buying and selling homes is very time consuming and stressful. Arkendra Johnson provides the perfect balance of guiding her clients through all the hard work and decision making while keeping a calm demeanor and making it seem easy. She is constantly available, for questions or visits and responds immediately by phone, text, or email. We loved working with her, we have no regrets, and we would definitely recommend Arkendra Johnson without a doubt.”

Yash & Baljeet

“We had the privilege to work with Arkendra Johnson as our realtor. Ms. Johnson is extremely professional and knowledgeable in the industry. She was always available and provided her expertise from start to finish. Consider my wife and I life time clients. Thank you Arkendra.”

Douglas and Temicula Allen

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“We’d been looking to purchase a new home for quite some time, and finally decided to go for it. The next day — a Monday— we chose Arkendra to help us on the journey, which was nothing like our previous purchase process. Within 36 hours, we’d gained our preapproval from the lender and had our list of requirements in to Arkendra. She put in so much work to check out our suggestions and to make a solid list of 5 must-see houses on a Saturday. By Sunday, we’d made a decision and submitted an offer and it was accepted the next day (below asking and quite a bit below our initial budget). We closed in 21 days! Even the lending team was surprised it happened so fast! If you want someone who will truly consider your desires and keep the lines of communication open, choose Arkendra. You won’t be disappointed.”

Alonzo & Mealand Hudgins

“Arkendra is the real estate agent you want to work with to find your next dream home. Even more she kept in touch with me over the years before I could make a decision to find another home closer to the downtown area of Nashville. Do not waste your time on anyone else give Arkendra a call. Thank you, Arkendra!”

Trudie Condra

“I am incredibly grateful to have had Arkendra Johnson as my realtor during the sale of my home. From beginning to end, she was patient, thorough, knowledgeable, and always available whenever I had questions or needed guidance.

Selling a home can be an emotional and stressful experience, but Arkendra made the process feel much more manageable. She took the time to explain things clearly, kept me informed throughout the entire process, and consistently went above and beyond to make sure everything was handled properly. Her dedication and willingness to do whatever was necessary to get the deal across the finish line truly stood out to me.

What I appreciated most was that I never felt like just another client. Arkendra genuinely cared about my situation and worked hard to make sure I felt supported every step of the way. Her professionalism, compassion, knowledge, and commitment are qualities that I believe make her an exceptional realtor.

I would wholeheartedly recommend Arkendra Johnson to anyone looking for a realtor who will truly advocate for them, communicate with them, and put in the work to get the job done. I am so thankful she was the person by my side throughout this journey!”

Erin Baker



WHY WORK WITH US? WITH LUXURY HOMES, YOU CAN EXPECT:

INTEGRITY

Our first obligation is to you, the client. You'll receive honest and ethical treatment and accurate information in all transaction-related matters.

EXPERT GUIDANCE

We have the knowledge, expertise and experience to help you make well informed decisions and navigate the complexities of the home-buying process.

CLEAR COMMUNICATION

We have access to data and information that may impact your home-buying experience. We're committed to consistently and proactively keeping you informed every step of the way.

NEGOTIATION SKILLS

We'll look at every angle of the process from your perspective, addressing the many factors up for discussion in a transaction and working to craft a purchase agreement that works for you.

CONCIERGE-LEVEL SERVICE

We'll provide professional personalized service and treat you with the courtesy and respect that you deserve. We pay close attention to every detail to ensure a smooth and successful experience.

ONGOING SUPPORT

We understand your wants and needs and we're here for you. Having an engaged and objective guide with you throughout the entire process helps you stay focused on the issues that are most important to you.

Arkendra Johnson



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