

eXp Realty

Living in Arizona -Relo Guide-

Everything you need to know!



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RELOCATION STEPS

Moving to a new state can come with many challenges but as long as you plan ahead and have a licensed professional (ME!) in your corner you can't lose! This is a simplified version of what you must know. I do zoom calls with all my out of state clients where we dive into which cities/neighborhoods will work for you based of you and your families needs!

- 1** Research and meeting with me! - Begin by thoroughly researching the different neighborhoods and suburbs in Phoenix to find the one that best suits your needs, considering factors such as schools, proximity to work, and amenities. Now is also the time to set up a zoom call! I'll be reaching out shortly to get you on the schedule. We will dive deep into find the perfect city for you!
- 2** Get a timeline together and stick to it - I know it's scary to put a date on something but without a timeline you don't have a plan, just a dream. Rough dates are totally fine too. A 1-3 month leeway will allow you room to find a house and of course, if any hiccups were to happen, you have cushion!
- 3** Find out your budget and get pre-approved - Knowing the budget is key! Without an idea of what you can afford you'll have a real hard time shopping. Talking to a lender and getting pre-approved will help with this. Lender can dive into rates, payments and how much the purchase price can be. This step can never be too soon. Also don't forget about the actual moving to Arizona costs like a moving truck, hotels, flights, etc.
- 4** House hunting begins - Looking for homes while in a different state can seem like a complicated process but I swear I make it easy. Some of my clients come for the weekend and don't want to leave unless they are under contract and some will do virtual tours. Lots if the time it's ALL virtual, but either way you have options! The goal is to find you a home that you love and gets you more excited to get to Arizona.
- 5** Going under contract - Now the fun begins. Once under contract I will be helping you through all the timelines, negotiations, inspections and appraisals. Timelines can change due to delays and different variables outside of our control so do not plan to move into home on the day of closing. I suggest waiting till after inspection to give 30 day notices, book unchangeable flights, hotels, etc to have a more idea of solid dates. This is super broad but I'll be giving more details in our zoom call!
- 6** Closing day, YAY! - You made it to the end... kind of. Getting to the end of the home buying process is really just the beginning of YOUR moving journey! Now you get to actually head to Arizona if you aren't already here. Plan ahead for weather and map out any stops along the way. Some of you may have just 6 hour travel day and some have multiple days and stops to get to sunny AZ.

Can't wait for you to start enjoying Arizona!



Crack the Code to Your Dream Neighborhood: 6 Factors to Consider

1. Lifestyle Compatibility:

Think about your daily routine and hobbies. Are you an outdoor enthusiast who enjoys hiking and biking? Look for neighborhoods near the stunning desert trails of Camelback Mountain. Prefer a lively urban atmosphere? Downtown Phoenix may be the perfect fit, with its trendy restaurants, art galleries, and entertainment options.

2. Schools and Education:

If you have children or plan to in the future, researching the local school system is crucial. Arizona schools and each neighborhood has its own set of educational options. From top-rated public schools to prestigious private institutions, we'll find the best fit for your family's needs.

3. Commute and Accessibility:

Consider your daily commute to work and other essential places. Arizona has a well-connected highway system, but traffic patterns can vary between neighborhoods. Let's find a location that minimizes your commute time, ensuring you have more time to enjoy all that Arizona has to offer.

4. Cultural and Recreational Amenities:

Discover the cultural scene and recreational amenities in each neighborhood. Whether you're into museums, theaters, or sports, Phoenix has it all. From the Arizona Science Center to professional sports teams, we'll find a neighborhood that aligns with your interests.

5. Climate Considerations:

Embrace the Arizona sunshine! However, different areas of Phoenix may experience slightly different temperatures. Whether you prefer a warmer or cooler climate, we'll find a neighborhood that matches your ideal weather conditions.

6. Future Growth and Development:

Stay ahead of the curve by considering the future growth and development plans in each neighborhood. Phoenix is a dynamic city that continues to evolve, and choosing an area with upcoming developments can be a wise investment for your long-term satisfaction.

MY FAVORITE CITIES

Time to learn about some of my favorite areas!

This is just a glimpse into the possibilities of where to live in the Phoenix Metro

1. Verrado in Buckeye, Arizona

Nestled in the stunning White Tanks Mountain, Verrado in Buckeye, Arizona, is a community that effortlessly blends modern living with natural beauty. Known for its picturesque landscapes and mountain views, Verrado offers a unique small-town charm. With tree-lined streets, a vibrant town center, and a strong sense of community, Verrado is one of my favorites for its unique charm and amazing views!

2. Gilbert, Arizona

A thriving community in the heart of the East Valley, Gilbert is renowned for its family-friendly atmosphere, top-notch schools, and a robust economy. With a variety of parks, recreational facilities, and a vibrant downtown area, Gilbert is a haven for those who appreciate a balance of suburban tranquility and urban conveniences. I love Gilbert for all its fun activities and shopping opportunities!

3. Old Litchfield Park in Litchfield Park, Arizona

Step into the timeless charm of Old Litchfield Park, where historic elegance meets modern luxury. This picturesque neighborhood boasts tree-lined streets, historic homes, and a quaint downtown area. I practically grew up in this community and I love it! Restaurants and bars inside the community. Also feels more unique than some of the other areas in the west valley. My office currently resides here!

4. Waddell, Arizona

Waddell, Arizona, offers a peaceful escape from the hustle and bustle. Known for its spacious properties and a relaxed pace of life, Waddell is an oasis in the desert. It has wide-open spaces, a sense of privacy, and breathtaking sunsets. Also if you enjoy new construction Waddell is the place to be! I love this area for the views and new shopping centers.

5. Arcadia in Phoenix, Arizona

Experience the feeling of urban living in the Arcadia neighborhood of Phoenix. With its lush greenery, upscale homes, and a vibrant culinary scene, Arcadia is a sought-after destination for those who appreciate the finer things in life. Centrally located, Arcadia provides easy access to the best shopping, dining, and entertainment options in the Valley. The homes are stunning in this neighborhood with a mixture of old, renovated, and new construction.

6. Norterra in Phoenix, Arizona

Located in the northern reaches of Phoenix, combines modern convenience with a touch of suburban tranquility. This master-planned community offers a variety of amenities, including parks, shopping centers, and top-rated schools. Norterra is perfect for families seeking a well-rounded lifestyle with a focus on community and convenience. TONS of shopping and views!

The Great Debate: Buy vs. Rent

- **Investment in Your New Community:** Buying a home establishes a long-term investment in your new location, encouraging a deeper sense of belonging and community engagement.
- **Stability in a New Area:** Owning a home in your new city provides a sense of stability and a permanent base to build your life.
- **Local Market Benefits:** You may experience appreciation in property values unique to your new city, potentially leading to financial gains when you decide to sell.
- **Potential Tax Advantages:** As a homeowner, you may enjoy local tax benefits in your new area, reducing your overall tax burden.
- **Freedom from Rent Increases:** Buying a home eliminates concerns about rent increases in a new place, providing financial predictability.
- **Personalization and Creative Control:** You have the freedom to customize your living space to suit your preferences, truly making your new house a home.
- **Integration into the Community:** Owning a home can foster a stronger sense of belonging and connection to your new neighborhood and city.
- **Long-Term Security:** Purchasing a home in your new location provides a secure foundation for your future life and opportunities.



The Lowdown on Renting

Renting a home or apartment can be a convenient and flexible housing option. Whether you're looking for a short-term solution or a longer commitment, this guide will provide you with valuable information on different lease types, costs, upfront expenses, pet policies, income and credit requirements, and tips for finding rental properties.

Lease Types:

1. **Year Lease (Long-Term):** This is the most common lease, typically requiring a commitment of 12 months. Long-term leases provide stability and often come with lower monthly rent.
2. **Short-Term Lease:** Short-term leases typically last for less than 6 months, making them ideal for temporary housing. However, they often come with higher monthly rates.
3. **Mid-Term Lease:** These leases fall between short-term and long-term, typically lasting between 6 to 11 months. They provide flexibility without the long commitment.

Cost Differences:

- **Year Lease:** Lower monthly rent.
- **Short-Term Lease:** Higher monthly rent due to the flexibility it offers. But you may be able to purchase a home sooner, and get to know your neighborhood before you do that.
- **Mid-Term Lease:** Generally a middle-ground in terms of monthly rent.

Upfront Costs:

1. **Security Deposit:** This is a refundable deposit usually equivalent to one month's rent, held by the landlord as protection against damages and unpaid rent.
2. **First Month's Rent:** You'll typically need to pay the first month's rent in advance.
3. **Pet Fees:** If you have pets, expect additional fees, either one-time or monthly, depending on the property's pet policy.
4. **Cleaning Fees:** Some landlords charge cleaning fees, especially for short-term rentals.





The Lowdown on Renting Cont.

Pet Policies:

- Pet policies vary, but they often include restrictions on the number, size, and breed of pets. Some landlords may charge a pet deposit or monthly pet rent. Always clarify these terms before signing a lease.

Income and Credit Requirements:

- Landlords usually require tenants to have a monthly income that's two to three times the monthly rent. Credit score requirements vary but are generally in the range of 600 to 700 or higher.

Finding Rentals:

1. **Online Rental Websites:** Utilize websites like Zillow, Apartments.com, Trulia, or Craigslist to search for available rentals. These platforms often include photos, descriptions, and contact information for landlords.
2. **Local Classifieds:** Check local newspapers, community bulletin boards, and social media groups for rental listings in your desired area.
3. **Property Management Companies:** While you mentioned not using realtors, some property management companies handle rentals and can be a direct resource.
4. **Word of Mouth:** Ask friends, family, and coworkers if they know of any available rentals. Personal referrals can lead to great deals.
5. **Drive Around:** Take a drive or walk in your desired neighborhood, as some landlords may post "For Rent" signs on the property itself.

Remember to thoroughly read and understand your lease agreement, including all terms, fees, and responsibilities. If you have any questions or concerns, it's essential to communicate with your landlord or property manager to avoid any misunderstandings during your tenancy.

Sunshine All Day Everyday

Weather



Phoenix

Winter

December - February

High 68°F/20°C

Low 47°F/8°C

Spring

March-May

High 68°F/20°C

Low 61°F/16°C

Summer

June-August

High 105°F/40°C Low
82°F/28°C

Fall

September-November

High 88°F/31°C

Low 65°F/18°C



SUMMER WEATHER TIPS

Arizona is a diverse state with many elevations, and there are many parts of the state that enjoy cool, comfortable temperatures all summer.

Stay Cool When Outdoors

- 1** Wear a sunscreen with a minimum SPF 15. Apply at least 30 minutes prior to going outdoors, and reapply as necessary.
- 2** Rest frequently in shady areas so that the body's temperature has a chance to recover. If unaccustomed to working or exercising in a hot environment, gradually increase the pace and limit exercise or work time.
- 3** Wear lightweight, loose-fitting clothing; sunglasses to protect the eyes; and a wide-brimmed hat to provide shade and keep the head cool.
- 4** Take special precautions with infants and young children by dressing them in loose, cool clothing and shading their heads and faces with hats or an umbrella. Protect their feet with shoes.
- 5** Limit exercise or outdoor activity between the hours of 11 a.m. and 3 p.m. when the sun is at its peak intensity.



Average Electric Bill in Phoenix During the Summer

Phoenix's huge swings in electricity costs can be hard to budget for, particularly if you've moved here from a place with a less extreme climate. Here is what you need to know.

Prepare for those summer bills

If you live in Phoenix, you probably know that summers here can be very expensive. Temperatures can climb as high as 105°, which will send even the most seasoned Phoenicians running for the thermostat. It's not uncommon to see your electricity bill more than double during the summer months. According to the U.S. Energy Information Administration, one-quarter of all household energy consumption in the state of Arizona goes towards air conditioning. That's quadruple the national average! According to American Home & Water "We can speak empirically, however, having been servicing air conditioners in Phoenix for more than 35 years. People living in 2,000 square foot homes (just slightly larger than the city's average of about 1,600) typically spend within the ballpark of \$450 per month during the peak summer months."

What should I set my thermostat at?

Most individuals will find that the most comfortable living settings for your AC should be around 72-73 degrees. However, in the sweltering heat of Arizona, your AC needs to work hard to keep your home in this range. If you want to save on costs and don't mind keeping warmer than usual, you can set your thermostat up to 80 or even 85 degrees and see some noticeable savings.

Information provided by: American Home & Water

American Home Water and Air – Air Conditioning & Plumbing
23439 North 35th Dr. #7, Glendale, AZ 85310
R39-R A/C & Refrig. #326306 R37 Plumbing ROC #326384
(602) 600-0417



HEAT-RELATED TIPS

Probably the biggest weather risk your pooch faces in Arizona is extreme heat.

Heat Safety Tips:

- Keep Hydrated – provide pets with access to cool water at all times whether indoors or out.
- Free to Be – NEVER chain your pet up; if they get tangled up it will be difficult for them to access shade or water.
- No Parking Zone – NEVER leave your pet in a parked car; on a hot summer day a car's interior temperature can reach 200 degrees in just minutes.
- Street Smarts – do NOT exercise your pet during the sweltering afternoon heat (hot pavement will burn a dog's paws). If you are planning to walk your pet, do so in the very early morning hours or very late in the evening.

Monsoon Pet Safety Tips:

- Keep pets indoors. Outdoor pets may run off or be harmed by flying debris. Outdoor pets can be more prone to Valley Fever.
- Provide a safe haven with food, toys, water.
- Make sure your pet is microchipped and wears an ID tag and collar that are updated.



My Fur Baby

I love watching Skunk in the Arizona sun!

Animal Predators

Moving to the desert brings new dangers to your animals.

Coyotes, wildcats and more,

One of the most common — and perhaps the most confusing to your dog — animal predators in Arizona is the coyote. Coyotes and wildcats are usually scared off by loud noise and even a spray from the garden hose. If you happen to see any of these predators approaching your yard from a distance, bring your dog inside immediately.

Large Birds

Predatory birds in your area will depend on where you live, but overall the state has a great presence of red-tailed hawks, Harris's hawks, and great horned owls. These birds pose a year-round threat, which increases from September through April when northern birds have migrated to the area. Small dogs (under 20 lbs.) are at the greatest risk from these animals; it's not entirely uncommon for them to be scooped up off the ground and carried away.

Snakes, Toads, and Lizards

Avoid going on walks together during summer nights when snakes are most active, and be especially careful to keep her from sniffing around brush areas or rocks where they may be hiding.

Gila monsters are large, venomous lizards that can grow up to two feet in length and weigh more than five pounds. Should you and your dog encounter one, keep her as far away from the lizard as possible.

Desert toads (also known as Colorado toads) spend much of their lives burrowed underground, so it may be difficult to truly know their presence in your area until they emerge during the summer monsoon season. Skin glands on the animal produce a potent, deadly toxin that can be fatal to a full-grown dog.

Though most species of scorpions aren't poisonous to humans, the Arizona bark scorpion can be a dangerous adversary to your dog. If she gets stung, apply ice and call a vet for further advice. Consider Rattlesnake training for your dog.



Schools

Greater Phoenix is home to a wealth of top-notch educational opportunities for students worldwide. Several of the area's top-rated universities include Arizona State University, one of the largest public universities in the country, Grand Canyon University, and Arizona Christian University. Families will also find plenty of top-rated public and private school options for school-age children. The city is home to 434 public schools and 77 private schools. Arizona parents are also able to apply for admission to any public school, regardless of where they live. This open enrollment process is based on available classroom space. According to Niche.com, several of the best public school districts in the Phoenix area include Deer Valley Unified School District, Paradise Valley Unified School District, Chandler Unified School District #80, and Gilbert Unified School District.

www.azed.gov

Quality of Life

Rated the fourth sunniest city in the U.S. by NerdWallet, Phoenix is one of the best places in the world to enjoy outdoor activities year-round. As a result, residents spend much of their time outside partaking in everything from mountain biking through Papago Park to hiking the iconic Camelback Mountain. Residents can also discover stunning local wildlife at the nearby Desert Botanical Garden. When the weather heats up, there's plenty to do inside as well. On any given weekday, you'll find locals perusing the shops at Scottsdale Fashion Square, eating at tasty restaurants in Downtown Phoenix, and exploring the nearby Heard Museum. Phoenix sports fans have a number of teams to cheer on, including the Arizona Diamondbacks, the Arizona Cardinals, and the Suns. AreaVibes gives Phoenix high marks for its many local amenities, the stable housing market, sunny weather, and low cost of living.



BEST HIKES IN PHOENIX

There's a great trail for every skill level within a short drive from anywhere in Greater Phoenix. Check out our guide to the best hikes in Phoenix.

DIFFICULTY RATING: EASY

- 1 Double Butte Loop and Hole-in-the-Rock Trail in Papago Park
Distance: 2.3-mile loop (Double Butte) and 825 feet out and back (Hole-in-the-Rock)
- 2 Blevins Trail in Usery Mountain Regional Park
Distance: 3-mile loop
- 3 Waterfall Trail in White Tank Mountain Regional Park
Distance: 1.8 miles out and back
- 4 Judith Tunnell Accessible Trails in South Mountain Park/Preserve
Distance: .5-mile loop

DIFFICULTY RATING: MEDIUM

- 1 Hidden Valley via Mormon Trail in South Mountain Park/Preserve
Distance: 4 miles out and back
- 2 Pinnacle Peak Trail in Pinnacle Peak Park
Distance: 3.5 miles out and back
- 3 Lookout Mountain Summit Trail in Phoenix Mountains Preserve
Distance: 1.2 miles out and back
- 4 Dixie Mountain Loop in the Phoenix Sonoran Preserve
Distance: 3.82-mile loop

DIFFICULTY RATING: HARD

- 1 Echo Canyon Trail on Camelback Mountain
Distance: 2.4 miles out and back
- 2 Tom's Thumb Trailhead in the McDowell Sonoran Preserve
Distance: 4.6 miles out and back
- 3 Piestewa Summit Trail in the Phoenix Mountains Preserve
Distance: 2.4 miles out and back
- 4 Siphon Draw Trail to Flatiron in Lost Dutchman State Park
Distance: 6 miles out and back



Let's Connect!

*Get to know me and my life behind the scenes of
being a realtor!*

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