

The Before-You-Move Nashville Buying Plan

A productive scouting trip starts before you land. Put your employment, existing home and cash timeline on one page, then work through the financing with Grant.

Moving piece	Prepare	Question to resolve
Employment	Job transfer, offer, remote-work approval or business relocation details.	What income documentation and timing fit the loan?
Current home	Sale plans, mortgage obligations and expected proceeds.	Must the sale close before the new purchase?
Move dates	Scouting trip, lease ending, closing and temporary housing dates.	What is the backup plan if one date changes?

Put job changes first

A job offer or remote-work arrangement should be reviewed early. The loan program determines which employment evidence and timing are acceptable. Ask Grant what needs to be verified before committing to a closing date.

Compare places using the actual home

Taxes, insurance, HOA dues and property condition can change the monthly picture. Compare actual addresses as you narrow the search. Do not assume that every Nashville-area home has the same costs or that the seller's old bill predicts your future bill.

Give your existing home its own timeline

If sale proceeds are needed, identify when they will be available. If keeping the old home, discuss its payment and any proposed rental income with Grant. Create a backup plan for a sale delay without assuming you can qualify for both homes.

Arrive with questions worth answering

Before touring, discuss a purchase range, payment comfort zone, cash needs and unresolved loan conditions. Ask your agent about commute and property priorities. Financing can begin before an agent introduction, without committing you to a particular agent.

Your conversation worksheet

Fill this out for yourself. Grant will review your goals and prepare the financing options personally. This is not an application or an automated qualification tool.

Moving from / target Middle Tennessee location

Scouting trip / target move / preferred closing dates

Current job / new job / remote / self-employed

Employer or income documents still needed

Current home: sell / keep / rent / no home owned

Sale proceeds needed? / expected availability date

Temporary housing and overlapping-expense budget

Backup plan if employment or sale timing changes

Before your conversation

- Share expected employment changes early.
- Identify whether the purchase depends on a sale.
- Confirm property-specific costs before finalizing a budget.
- Coordinate dates with Grant and your agent.
- Keep a cash cushion for overlapping housing and moving costs.

Request my Nashville moving plan

Book a conversation with Grant | (770) 331-2401
grant@grantdoesmortgage.com

Educational planning guide, not an offer, rate quote, Loan Estimate, preapproval or commitment to lend. Programs, pricing and eligibility are subject to current requirements and underwriting.

Further reading

Fannie Mae: employment offers

CFPB: preparing to buy