

● FREE DOWNLOAD

Hudson Valley Buyer Gameplan

A calm, step-by-step checklist for buying with confidence — from "where should we live?" to closing day.

Contact

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Logo placeholder (optional)

How to use this: Print it, keep it nearby, and use the scorecards during tours. Built to reduce overwhelm and speed up good decisions.

Disclaimer: General information only — not legal, tax, or financial advice. Consult appropriate licensed professionals.

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Quickstart (10 minutes)

DO THIS FIRST

1) Pick your 3 non-negotiables

CLARITY

- Commute frequency (daily / weekly / as-needed)
- Home style (turnkey / light projects / fixer)
- Lifestyle priority (walkability / nature / quiet / dining)

Tip: If everything is a non-negotiable, nothing is.

2) Set your comfort range

GREEN / YELLOW

Green (comfortable)

\$ _____ /
month

Yellow (doable, tighter)

\$ _____ /
month

"Approved" is not the same as "comfortable."

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Town Scorecard

LIFESTYLE FIRST

Rate each category 1–5. Compare towns based on your real week, not just weekend vibes.

Town / Area	Weekday Life	Weekend Life	Commute Life	Housing Stock Fit	Notes

The 3-Lane Test: If a town fails Weekday, Weekend, or Commute for your routine, you'll feel it fast.

Door-to-Door Commute Test

3 RUNS

Run it three times: best case, average, and "worst-ish." Time the full experience.

Run #1 — Best case FAST

Leave home time: _____

Arrive/park: _____

Waiting time: _____

Ride time: _____

Transfers/walk: _____

Arrive destination: _____

Total: _____

Run #2 — Average REAL LIFE

Leave home time: _____

Arrive/park: _____

Waiting time: _____

Ride time: _____

Transfers/walk: _____

Arrive destination: _____

Total: _____

Run #3 — Worst-ish FRICION

Leave home time: _____

Arrive/park: _____

Waiting time: _____

Ride time: _____

Transfers/walk: _____

Arrive destination: _____

Total: _____

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The Two-Commute Plan + Touring Notes

USE THIS WEEK

The Two-Commute Plan

CHEAT CODE

Fast Day plan (important days):

Flex Day plan (normal days):

If your move depends on one perfect commute, it's fragile.

Touring Notes (The Tuesday Test)

AFTER EACH SHOWING

After each showing, answer quickly. This reduces "house blur."

Address / Town	Gut (1-5)	Happy here on a Tuesday?	Top 3 Pros	Top 3 Cons

Clean Offer Checklist

REDUCE UNCERTAINTY

General clarity checklist — not legal advice.

Before you submit

BUYER

- Financing readiness confirmed (if applicable)
- Clear timeline + response deadline
- Inspection approach is predictable (not vague)
- Offer is easy to read (no confusion)
- Backup plan if timing shifts

Questions to ask early

CLARITY

- What closing window helps the seller most?
- Are there terms the seller values besides price?
- Are there known timing constraints?

Closer: Clean doesn't mean reckless. Clean means clear.

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