

Welcome to Western New York

Your Guide to Relocating to Western New York

WELCOME HOME

Relocating is about much more than finding a house. It is about finding the community, lifestyle, and home that feel right for you.

- I will help you learn the area and understand the differences between communities throughout Western New York.
- I will listen to what matters most to you - your commute, lifestyle, home preferences, timing, budget, and everyday needs.
- I can help coordinate your home search before you arrive, including virtual showings and property research.
- I will be your local point of contact and help connect you with trusted professionals and community resources.
- I will help you stay organized through financing, showings, offers, inspections, closing, moving, and settling in.
- I will remain a local real estate resource for you after you receive the keys.

My goal is to help Western New York begin to feel like home before you even arrive.

Your Relocation Road Map

From planning your move to settling into your new home

1. Let's Talk About Your Move

We will discuss where you are coming from, your timing, work location, budget, housing needs, and what is most important to your lifestyle.

2. Financing & Budget

If you are buying, I can connect you with trusted lenders and help you understand how local taxes and housing costs may affect your budget.

3. Learn the Area

I will help you compare communities based on objective factors such as commute, housing options, taxes, amenities, recreation, and services.

4. Begin Your Home Search

I will create a personalized search and can preview homes, provide additional property information, and arrange virtual or in-person showings.

5. Visit & Tour

When you are in town, I will help organize your property tours efficiently so you can make the most of your time.

6. Make an Offer

I will review comparable sales, explain the offer terms, and help you develop a negotiation strategy.

7. Inspection, Appraisal & Financing

I will help coordinate the real estate side while you work through inspections, financing, appraisal, attorney steps, and deadlines.

8. Prepare for Closing & Moving

I can help connect you with movers, storage, contractors, cleaners, utility information, and other resources.

9. Final Walk-Through & Closing

I will coordinate your final walk-through and help you stay organized as you reach closing.

10. Settle In

After closing, I will remain available for local referrals, homeownership resources, and future real estate questions.

How I Help You Relocate

Your local resource before, during, and after your move

- I will learn what you need from both your home and your new community.
- I will create a customized property search and keep you informed about new listings.
- I can preview properties and provide additional photos, video, or virtual showings when you cannot be here in person.
- I will help you compare communities using objective information such as commute, property taxes, housing styles, amenities, and services.
- I will organize showing schedules around your travel dates and make the most of limited house-hunting time.
- I will research comparable sales and help you develop an offer and negotiation strategy.
- I will coordinate with your lender, attorney, inspector, listing agent, appraiser, and other professionals involved in the purchase.
- I can help facilitate inspections and other property appointments when you are out of town.
- I can connect you with trusted movers, storage companies, contractors, cleaners, landscapers, handymen, and other local professionals.
- I can provide utility-transfer information and help you identify local services you may need.
- I can help facilitate storage for possessions that arrive before you are ready to move into the home.
- I will remain available after closing as your local real estate and homeownership resource.

When you are relocating, you need someone here who can help keep the details moving. I will be that local point of contact.

Finding the Right Community

I will help you compare areas based on what matters to your move

Choosing a community is a personal decision. I will help you gather objective information so you can decide which area best fits your needs and priorities.

Location & Commute

- Distance to work or frequently visited destinations.
- Access to major roads, bridges, airports, and public transportation where available.

Housing & Property

- Typical housing styles, lot sizes, ages of homes, and available property types.
- Property taxes, municipal services, utilities, and HOA or condominium considerations when applicable.

Everyday Convenience

- Proximity to grocery stores, shopping, restaurants, healthcare, parks, recreation, and other services important to you.
- Availability of services such as internet providers and municipal utilities can vary by property.

Lifestyle & Recreation

- Access to waterfront, trails, parks, cultural attractions, sports, entertainment, and seasonal activities.
- Urban, suburban, village, rural, and waterfront settings are all available within Western New York.

Your Own Research

- I can direct you to public resources for school information, crime statistics, municipal services, taxes, and other topics so you can evaluate them based on your own priorities.

Tell me what matters most to you, and I will help you narrow the search without steering you toward or away from a particular community.

Western New York at a Glance

A quick introduction to some of the communities you may explore

Buffalo

The region's largest city, offering a wide range of neighborhoods, architecture, employment centers, restaurants, arts, sports, and waterfront destinations.

Niagara Falls

Home to Niagara Falls State Park and the Niagara River, with a variety of residential neighborhoods and convenient access to the Canadian border.

Lewiston

A historic village and surrounding town near the Niagara River, with local shops, restaurants, festivals, and convenient access to Niagara University and the Niagara Gorge.

Youngstown

A smaller Niagara County community near the lower Niagara River and Lake Ontario, close to Fort Niagara and waterfront recreation.

Grand Island

An island community between Buffalo and Niagara Falls with residential neighborhoods, parks, trails, and access to both Erie and Niagara counties.

Amherst / Williamsville

A large suburban area northeast of Buffalo with varied housing options, commercial corridors, parks, and access to major routes.

North Tonawanda / Tonawanda

Communities along the Erie Canal and Niagara River with established neighborhoods and convenient access to Buffalo and Niagara County.

Other WNY Communities

Depending on your needs, we can also explore communities throughout Erie, Niagara, and surrounding counties.

Western New York offers many different settings. I will help you explore the options and gather the information you need to decide where you feel most at home.

Before You Move Checklist

A practical checklist to help keep your relocation organized

Before Your Move

- Confirm your moving date and reserve movers or a rental vehicle.
- Create a moving budget and inventory important belongings.
- Arrange temporary housing or storage if there will be a gap between homes.
- Gather identification, financial documents, closing documents, medical records, prescriptions, and other important records.
- Notify insurance providers and arrange coverage for your new home as required.
- Plan for pets, vehicles, valuables, and items movers may not transport.

Update Your Information

- Submit mail-forwarding and update important accounts with your new address.
- Update employers, banks, credit cards, insurance, subscriptions, and other important contacts.
- Transfer medical, dental, veterinary, school, childcare, or other records when applicable.

Prepare the New Home

- Arrange electric, gas, water, internet, and other utilities as applicable.
- Confirm keys, garage remotes, access codes, parking information, and moving-day access.
- Schedule cleaners, locksmiths, contractors, or other services if needed.
- Keep a first-night box with medications, chargers, toiletries, clothing, paperwork, basic tools, and essentials.

I can help you identify local resources and service providers so you do not have to start from scratch in a new area.

Moving & Utility Checklist

Important connections and reminders for your new home

Before Moving Day

- Confirm which electric, gas, water, internet, and other providers serve your exact address.
- Arrange start dates for utilities so essential services are active when you take possession.
- Confirm movers, arrival window, parking, elevator or building requirements when applicable.
- Keep closing documents, identification, medications, valuables, chargers, and first-night essentials with you rather than on the moving truck.

When You Arrive

- Confirm how and when you will receive keys, garage remotes, and access codes.
- Consider changing exterior locks or rekeying the home.
- Locate the electrical panel, main water shutoff, gas shutoff, sump pump, and other important systems.
- Test smoke and carbon-monoxide detectors and replace batteries when needed.
- Confirm trash, recycling, mail, parking, and other municipal services for your address.

After the Move

- Update your driver's license and vehicle registration within applicable New York State requirements.
- Keep utility account information, warranties, service records, and important home documents together.
- Save my number - if you need help finding a local service or professional, I am happy to be a resource.

Local Utility & Service Contacts

A Western New York reference page you can continue to add to

Providers vary by exact address and municipality. I recommend confirming service availability for the specific property before arranging service.

PROVIDER	SERVICE	PHONE
National Grid	Electric / Natural Gas - Upstate NY	Customer Service: 1-800-642-4272 Electric Outage: 1-800-867-5222 Gas Emergency: 1-800-892-2345
National Fuel	Natural Gas - Western New York	Buffalo Area: 716-686-6123 Outside Buffalo: 1-800-365-3234 Gas Emergency: 1-800-444-3130
NYSEG	Electric / Natural Gas - portions of WNY	Customer Service: 1-800-572-1111 Electric Outage: 1-800-572-1131 Gas Emergency: 1-800-572-1121
Town of Lewiston Water Department	Water / Water Billing	716-754-8213 Ext. 235 / 236 / 256 After-hours Emergency: 716-754-8291
Town of Porter Water/Sewer Department	Water / Sewer - Town of Porter	716-791-3831
Erie County Water Authority	Water - many Erie County communities	Customer Service: 716-849-8444 After-hours Emergency: 716-684-0900
Niagara Falls Water Board	Water / Sewer - City of Niagara Falls	Customer Service: 716-283-9770
Spectrum	Internet / TV / Phone	Customer Support: 833-949-0036
Verizon	Internet / Phone / Fios where available	Customer Service: 800-922-0204

Additional Local Contacts

Provider / Service	Phone / Website / Notes

Your Local Resource Guide

You do not have to build your local contact list alone

One of the advantages of working with a local real estate professional during a relocation is having someone who can help connect you with the services you may need.

Real Estate & Closing

- Mortgage lenders
- Real estate attorneys
- Home inspectors
- Insurance professionals

Home & Property

- General contractors and handymen
- Electricians, plumbers, HVAC professionals, and other trades
- Cleaners and organizers
- Landscapers, lawn care, and snow removal
- Locksmiths and security professionals

Moving & Storage

- Moving companies
- Storage facilities
- Junk removal and donation resources
- Temporary housing resources

Getting Settled

- Utility and internet information
- Local government and municipal contacts
- Healthcare and veterinary resources
- Community, recreation, and local-service information

If you need a local resource, ask me. If I have a trusted contact or know where to find the information, I will help point you in the right direction.

Settling Into Your New Home

A few things to take care of after the boxes arrive

Your First Few Days

- Change or rekey exterior locks when appropriate.
- Locate water, gas, and electrical shutoffs and label anything that is unclear.
- Test smoke and carbon-monoxide detectors.
- Confirm trash, recycling, mail, parking, and municipal-service schedules.
- Keep warranties, appliance manuals, surveys, closing documents, and repair records together in a home file.

Your First Few Weeks

- Update your address with remaining accounts and organizations.
- Complete driver's license and vehicle-registration updates within applicable New York State requirements.
- Learn seasonal maintenance needs for your home, including heating, gutters, exterior faucets, snow equipment, and landscaping.
- Meet contractors or service professionals you expect to use regularly.

Make the Area Feel Like Home

- Explore local parks, trails, restaurants, shopping, cultural attractions, and community events.
- Learn the routes to work, healthcare, grocery stores, airports, and other destinations you use frequently.
- Keep my number. I am happy to remain a resource when you need a local recommendation or have a real estate question.

Closing day is not the end of our relationship. I want you to feel comfortable calling me after the move, too.

Your Western New York Contact

A local resource for your relocation

JODI COLLINS

Licensed Real Estate Salesperson

Great Lakes Real Estate

Phone: 716-417-0271

Serving buyers and sellers throughout Western New York

How I Can Help

- Help you understand Western New York and explore communities based on your priorities.
- Create a personalized home search before you arrive.
- Provide virtual showings, property research, and local information when you are out of town.
- Organize in-person house-hunting visits around your travel schedule.
- Guide you through offers, negotiations, inspections, appraisal, and closing.
- Coordinate with your lender, attorney, inspector, movers, and other professionals.
- Connect you with local contractors, cleaners, landscapers, handymen, storage, and moving resources.
- Help with utility information and move-in logistics.
- Remain your local real estate resource long after closing.

Relocating can feel like a lot to manage. My goal is to make the real estate side of your move organized, informed, and welcoming.