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RELOCATING TO GEORGIA



Your new hometown is waiting.

Welcome to Georgia

Moving somewhere new is equal parts exciting and disorienting — new streets, new schools, new everything, and a home to find in the middle of it. This packet is your introduction to Georgia's East Metro: what the area feels like, how buying a home works here, and how you can house-hunt with confidence even from far away. Consider it a welcome from someone who lives her life here.

The Place
CONYERS, COVINGTON, MCDONOUGH & BEYOND

The Process
GEORGIA BUYING, STEP BY STEP

The Welcome
A COMMUNITY READY BEFORE YOU ARRIVE

The reverse of Georgia to Anywhere. That program helps people leaving Georgia. This one is for people arriving — you get the destination expert on the ground here, from your first video tour to your first local event.

Prepared for you by Brandi Benson-Hicks, Real Estate Advisor
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YOUR DESTINATION EXPERT

Georgia is my ground

About Brandi Benson-Hicks

Georgia is my ground. I know the East Metro the way you only learn it by living your life here — the streets, the school zones, the pockets about to pop, and exactly what your home here is worth in this market. When you're arriving, that matters: I'm the pro on the Georgia side of your move.

My story doesn't start in a sales office. It starts in Iraq, and it turns in a hospital room. I deployed to Iraq. I came home with Ewing sarcoma — an aggressive cancer — and a sentence no one is ready to hear: a year or less to live, with the disease threatening my lungs, my spinal cord, my brain stem. That is where I learned what real estate actually is. A home is where your life happens, yes. It's also an option — a shield, a lever, a store of choices that is there for you on the worst day of your life.

A decade in marketing taught me precisely how buyers think — who they are, what moves them, what makes them act. Since 2019, I've been an investor myself, building a buy-and-hold portfolio worth millions. And today, I put all of it — the marketer's eye, the investor's discipline, the survivor's urgency about what a home really means — to work for buyers, sellers, veterans, and investors across Rockdale, Henry, and the East Metro.

So if Georgia is where you're headed, you don't get a tour guide reading from a script. You get the destination expert who lives her life here — and who will help you find the pocket, the street, and the home that fit your family. You are not hiring an agent who read about this. You're hiring the woman who lived it.

— Brandi Benson-Hicks · BREG Homes Team · Keller Williams Premier · License #449493

Stay connected with me.

This packet is the beginning, not the whole library. I host webinars and seminars all year — credit restoration, the VA loan process, buying a home — and the people connected with me hear about every one of them first, along with every new guide and resource I release.

My events on Eventbrite — follow me so you never miss a webinar or seminar: https://VeteranCreditReadiness.eventbrite.com

Everything in one place — my Beacons page: the newest resources, guides, lists, and signups: https://beacons.ai/brandilbenson

Instagram — follow along daily: https://www.instagram.com/realtorbrandil.benson (@realtorbrandil.benson)

East Metro Insider on Facebook — my community for Conyers, Covington, McDonough & beyond: https://www.facebook.com/groups/1432955898978858/

Connect on even one of these and you'll never miss a step that could change your timeline.

WHY PEOPLE LAND HERE

Why people land in the East Metro

People arrive in the East Metro for practical reasons, and they stay for the feeling. Here is the honest, qualitative picture — the way locals describe it, not a rankings table.

Room to breathe

Yards, trees, and neighbourhoods where a home can be a home — space to grow a family, plant a garden, work from a real office, and still hear the quiet at night. For many arrivals, the sheer room is the first thing that feels different.

Value for money

Buyers consistently tell me their housing budget simply goes further here than where they came from — more home, more land, more choice at the same conversation. That is a feeling worth testing with your own search, and I will show you honestly what your budget meets on this ground.

Community feel

Town squares, local shops where people learn your name, school events, seasonal festivals, and neighbours who wave. The East Metro still runs on community — and newcomers are welcomed into it, not left outside it.

Access to Atlanta

You are not moving away from the city — you are moving to its eastern doorstep. Atlanta's work, culture, dining, and travel connections stay within reach, while home base stays calmer, greener, and more personal.

The East Metro is not a compromise between city and country. For the people who land here, it is the point.

MEET THE EAST METRO

Four towns, four personalities

Every town here has its own character. This is a feel for each — the deeper homework on schools, taxes, and specifics for your family happens together, with current sources, during your search.

Conyers
A welcoming community with a charming older town centre, local dining, and an easy everyday rhythm — the kind of place where community events fill the calendar and familiar faces fill the room. A comfortable landing with real local roots.

Covington
Known for its beautiful historic square and classic small-town feel — courthouse square, local storefronts, front-porch streets, and a genuine sense of place. If storybook Georgia is what you pictured, start your tour here.

McDonough
A growing community with its own historic square at its heart — seasonal events, local eateries, and neighbourhoods that keep welcoming new families. Small-town warmth with everyday convenience close at hand.

Stockbridge
A growing suburb with a strong community identity — parks, local events, and neighbourhoods in a range of styles, with an easy connection toward Atlanta for work and weekends alike. Room to grow, in every sense.

How to choose between them

Do not choose from a screen alone if you can help it. Tell me how you want your days to feel — quiet streets or a livelier square, older character or newer neighbourhoods — and I will build you a tour that lets each town make its own case. Character first; then we match homes to the life you described.

People do not fall in love with a county. They fall in love with a street, a square, a Saturday morning.

HOW BUYING WORKS HERE

The Georgia buying process, step by step

Every state handles home buying a little differently. This is the Georgia flow at an education level, so you know what is coming before each step arrives.

1 **Pre-approval**
Before we tour seriously, a lender reviews your finances and confirms what you can buy. It sharpens your search and shows sellers you are a serious, ready buyer. I can explain what lenders generally look for; the lender makes the lending decisions.

2 **The search**
We match homes to your buy-box — areas, must-haves, and feel — and tour in person or by video. You will hear honest condition notes from me, not just the highlight reel.

3 **Offer and contract**
When a home fits, we shape an offer together — price, terms, and timing — and, if the seller accepts, it becomes a contract. I explain every term in plain language before you sign anything.

4 **Due diligence period**
Georgia contracts generally include a due diligence period — a window defined in your contract for inspections and investigation, so you can learn the home properly and decide how to proceed under the terms you agreed.

5 **Closing**
In Georgia, closings are generally conducted by a closing attorney. At closing, the paperwork is signed, funds are handled, and the home becomes yours. I stay beside you through the table — and after it.

Education, not advice. Contract terms are legal matters, and your closing attorney leads on them. Tax questions belong to a CPA. My role is the search, the strategy, the negotiation, and honest guidance on the real-estate side at every step.

FROM FAR AWAY TO SETTLED IN

Buying from a distance — and landing softly

How distance buying works with me

- **Video tours, done properly.** I walk the whole home slowly — rooms, storage, yard, street — narrating as I go, opening what you would open and looking where you would look.
- **Verification, not vibes.** Details get checked and confirmed, questions get asked of the listing side, and what I cannot verify, I say I cannot verify. You decide on facts, presented honestly.
- **Honest condition reporting.** The creak, the wear, the neighbouring lot, the light at that hour — if I would want to know it before buying, you will hear it from me.
- **Timing a house-hunting trip.** When you can visit, we make it count: a planned route through your strongest candidates and the towns behind them, so one trip teaches you the area and the market at the same time.

Settling in: your on-ramp is already built

The hardest part of moving is rarely the house — it is not knowing anyone, or what is happening this weekend. That is exactly why I built the **East Metro Insider** community. Join the Facebook group before you even arrive and you will start hearing about local events, openings, and happenings in Conyers, Covington, McDonough and beyond — and meeting the neighbours behind them.

Plug in before you land:

- **East Metro Insider on Facebook:** https://www.facebook.com/groups/1432955898978858/
- **My Beacons page** — every resource, guide, and signup in one place: https://beacons.ai/brandilbenson
- **Instagram** — follow along daily: https://www.instagram.com/realtorbrandil.benson

Arrive already connected, and a new town starts feeling like your town much sooner.

QUESTIONS NEWCOMERS ASK

Straight answers for arriving buyers

Can I buy before I actually move?

Yes — with planning. Many arriving buyers complete most of the search from a distance, using video tours and honest reporting, and time any trip for the strongest candidates. Your lender and closing attorney will guide the parts that involve signatures and logistics, and I coordinate the real-estate side around your move.

How do you work with out-of-state buyers day to day?

The same way I work with neighbours — just with better video. You get prompt updates, full walk-through tours, plain-language explanations of every Georgia step, and honest answers about condition and fit. Distance changes the tools. It never changes the standard.

I am also selling a home somewhere else. Can you help with both sides?

Yes — that is Georgia to Anywhere in reverse: I handle your Georgia arrival, and the home you are leaving can be cared for through the same trusted agent network that program is built on. One conversation starts both sides, and nothing falls between them.

How do I know which town is right for us?

By feel first, then by facts. Tell me how you want daily life to feel, visit or video-tour the towns behind your favourite homes, and check the specifics that matter to your family with current sources together. I will never push you toward a town — I will help you recognise yours.

What does it cost to start with a buy-box conversation?

Nothing. The conversation — your areas, must-haves, and timeline — costs nothing and commits you to nothing. It simply means that when the right home appears, we are ready to move on it together.

START HERE

Tell me what home feels like

Your relocation starts with one buy-box conversation

Before listings, before tours, before timelines — tell me what you are actually looking for. That conversation is my relocation intake, and it shapes everything that follows:

Your areas
Which towns feel right so far — Conyers, Covington, McDonough, Stockbridge, or still open — and how you want your days to feel there.

Your must-haves
The non-negotiables, the nice-to-haves, and the deal-breakers — for the home, the land around it, and the life around that.

Your timeline
When you hope to land, what has to happen first — including a home to sell elsewhere — and how we sequence it calmly.

Your budget picture
Where you stand on pre-approval and what your budget should meet on Georgia ground — honestly, with no pressure attached.



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Small print: This packet was prepared by Brandi Benson-Hicks · BREG Homes Team · Keller Williams Premier · License #449493, (470) 873-9034. It is general education about relocating to and buying a home in Georgia's East Metro. It is not legal advice and it is not tax advice. Descriptions of towns and areas are qualitative character impressions, not rankings or guarantees, and no representation is made about schools, safety, taxes, or future values. Contract and closing questions must be directed to a licensed Georgia closing attorney, and tax questions to a CPA. Nothing in this packet guarantees any price, timeline, or outcome for any home purchase.