

PIKES PEAK PLAYBOOK · RELOCATION GUIDE

Remote & Out-of-State Buyers

Many buyers here are relocating from out of state or arriving on military orders. With the right local team and a clear process, you can narrow areas, tour, negotiate, inspect and close — often with only one trip, or none.

The key is replacing what you'd normally see in person with structured, honest information: live video, data on each area, and professionals who report to you.

ASK TO SEE THE BAD ANGLES

On a video tour, ask your agent to show the street, the neighbors, the backyard slope, the furnace label and the water heater — and to stand still and listen for road noise.

A TYPICAL TIMELINE

- Weeks 1–2: get pre-approved, rank areas with the Playbook, set a search
- Weeks 2–4: live video tours; one in-person trip if possible
- Under contract: about 30–45 days to closing for most financed purchases
- Closing: sign in person, by mail-away package or, where offered, remote online notarization

YOUR LOCAL TEAM

- Agent who tours live on video and gives candid feedback
- Lender licensed in Colorado
- Inspector who offers a live walkthrough or recorded video
- Title company that supports remote signing
- Specialists for wells, septic and roofs as needed

● BUYING FROM A DISTANCE

Tour, inspect and sign — remotely.

VIRTUAL TOURS DONE RIGHT

- Live video, not just listing photos
- Walk the exterior, street and neighboring lots
- Check cell signal and water pressure on camera
- Measure rooms that matter to your furniture
- Record the tour so you can rewatch it

LEARN THE AREA REMOTELY

- Read the City Snapshot for each finalist
- Map commutes at real times
- Ask about noise, traffic, flight paths and what could be built nearby
- Look at street view in winter and summer

INSPECTIONS FROM AFAR

- Attend the inspection by video, or review a recorded walkthrough
- Schedule a call to go through the report
- Add radon, sewer scope, well, septic or roof specialists when they apply
- Get repair estimates before your inspection objection deadline

SIGNING & CLOSING **COLORADO**

- Colorado allows remote online notarization; ask whether your lender and title company accept it
- Mail-away closings work when remote notarization isn't available
- Power of attorney is possible but needs lender and title approval in advance
- Never send money based on emailed wiring instructions — call the title company first

● AVOIDING SURPRISES

What distance makes harder.

RISK	WHY IT'S HARDER REMOTELY	HOW TO MANAGE IT
Area fit	You can't feel a neighborhood on video	Use the Snapshots, ask pointed questions, and visit once if you can
Water & septic	Rural systems hide problems	Order well flow and quality tests and a septic inspection
Winter access	Listings are often photographed in summer	Ask about road grade, sun exposure and who plows
Insurance	Wildfire and hail areas take longer to quote	Get quotes in the first week under contract
Wire fraud	Remote buyers rely on email	Verify every wiring instruction by phone with a known number

AFTER YOU CLOSE

- Arrange key handoff, utility start-up and any pre-arrival repairs
- Use the Moving Checklist and First 30/90 Days in Colorado
- Register vehicles within 90 days of residency

QUESTIONS TO ASK YOUR AGENT

- ✓ How many remote buyers have you helped, and what went wrong?
- ✓ Will you tour live and show me what I didn't ask to see?
- ✓ Who will attend the inspection and walk-through?



● STRATEGY OVER SCRIPT

Buying from out of state? I'll be your eyes on the ground — honest ones.

Call or text **719-244-5264** · hello@claycaldwellrealtor.com · ClayCaldwellRealtor.com

Remote notarization: Colorado remote notarization law and Secretary of State rules. Vehicle registration: El Paso County Clerk & Recorder (90 days for new residents). Information deemed reliable but not guaranteed. This guide is general guidance, not legal, tax, inspection or financial advice; hire licensed professionals for inspections and consult an attorney or tax advisor for your situation. Clay Caldwell is a real estate broker with Better Homes and Gardens® Real Estate Kenney & Company. Each franchise is independently owned and operated. Equal Housing Opportunity. © 2026 Clay Caldwell Realtor.