

HOME

BUYER RESOURCE GUIDE



Megan Jarrard Bradshaw, Broker Associate
Realty Capital City & ElitePro Home Team
2007 Sam Bass Road, Suite 101 Round Rock, TX 78681
(512) 608-2882 | meganjarrard.com

Committed to Excellence,
Community and YOU!

A Note from Megan:

Whether it's your first home or your tenth, I'm here to guide you through the entire process. To eliminate any issues before they arise, to set realistic expectations, and to arm you with the knowledge and information you need to navigate this process.

My mission is to serve clients' needs through remarkable customer service and skillful negotiations while ensuring the process is enjoyable, stress-free and less costly. To demonstrate the highest ethical standards through my integrity and honesty. To engage clients in my efforts to make a positive impact in our community by compassionately serving the needs of our charitable partners. Gaining friends and building relationships for a lifetime!

I want to be the real estate professional who exceeds your expectations, for LIFE!

-Megan



Megan Jarrard Bradshaw

Broker Associate

A real estate professional who excels at customer service, demonstrates the highest level of ethical standards and focuses on making a positive impact on the community.



512-608-2882



megan@meganjarrard.com



2007 Sam Bass Rd., Ste 101
Round Rock, TX 78681

PROFESSIONAL SUMMARY

Consistently ranked in company Top 10 monthly and yearly and Top 20 in Austin –Area RE/MAX Council RE/MAX Platinum Club and Lifetime Achievement award

Top Producing Realtor in RE/MAX Capital City in 2020, 2021, 2022, 2023 and 2024

Capital City Achievement Award in 2018
RE/MAX Hall of Fame Award in 2017

Professional Standards Committee for the State of Texas from 2021-2023

Winning recipient of the “Above the Crowd” award in 2021 for the Texas Region of RE/MAX professionals

Trains and educates other professionals through one-on-one and small group settings

MLS and Technology Committee 2025

SKILLS

Excellent Customer Service
Integrity and Honesty
Communicative
Skillful Negotiator
Highly Knowledgeable
Thorough and Detailed

EDUCATION

Bachelor of Science in Family and Consumer Sciences with an emphasis in Family and Child Development

Graduated: August 2004

Broker's license in 2020
Designations including:
CRS, SRS, CNE & ABR

EXPERIENCE

400+ homes sold for buyers and sellers in Round Rock, Pflugerville, Hutto, Georgetown, Leander, Cedar Park, Liberty Hill and N. Austin.

Single-family homes, condos, townhomes, new construction and resale homes

Short Sale and Foreclosures

Death and Divorce

Farm and Ranch

– Who you work with matters.

GET TO KNOW MEGAN

Born and raised in the area, Megan knows all things Texan! After graduating from Texas State University and with encouragement from her father—a former owner of a reputable surveying company in Milam County—she launched her real estate career in 2006. Over the years, Megan has weathered numerous market cycles, each bringing its own set of challenges and opportunities, all of which have shaped her deep insight and adaptability as a real estate professional. She spent nearly 20 loyal years with RE/MAX and now proudly continues her work under the rebranded Realty Capital City. Megan brings extensive market knowledge, top-tier service, and a friendly, trustworthy approach to every transaction. She has weathered multiple market cycles—starting in a strong market at the beginning of her career, navigating the 2009 Great Recession, guiding clients through the COVID boom, and now helping buyers manage higher interest rates while crafting smart marketing strategies for sellers. These experiences have given her invaluable insight, allowing her to anticipate trends, adapt strategies, and deliver results she's proud of. Her primary focus is on single-family homes—both resale and new construction—for buyers and sellers. She is also highly experienced in life-changing and sensitive transitions such as death and divorce, and has recently expanded into Farm and Ranch properties as her passion for that niche grows. Megan is well-versed in North Austin and the surrounding suburbs, and much of her business comes from referrals by happy clients and trusted friends. She develops close relationships with those she serves and strives to exceed expectations every time. Her ultimate goal isn't just a successful closing—it's creating a positive, memorable experience that turns clients into friends and raving fans. Megan leads with a heart- and Christian-centered approach, grounded in trust, compassion, and professionalism. By staying true to her authentic self, setting realistic expectations, and maintaining open, honest communication, she ensures every transaction feels smooth, personal, and genuinely enjoyable.

Dedicated to her community, Megan proudly supports local charities year-round. Following every buyer or seller closing, she donates in her clients' names to meaningful organizations: Central Texas Table of Grace, a Williamson County emergency shelter that serves children and youth in the foster care system; Take Me Home, an animal rescue transport service that moves pets from high-kill shelters to areas where they are more likely to be adopted; and previously, nearly 20 years of support went to Children's Miracle Network through RE/MAX, whose local beneficiary is Dell Children's Hospital. Megan is consistently ranked as a top producer in her market, leading ElitePro Home Team, and she strives to exceed expectations in every step of the process. Some of her notable professional achievements include obtaining her Broker's License, serving a three-year term on the Professional Standards Committee for the State of Texas, and earning recognition as the Top Producing REALTOR® at RE/MAX Capital City from 2020 through 2024. In 2021, she was honored with the "Above the Crowd" award, which is given to a select few RE/MAX professionals across the Texas region for outstanding service and commitment. No matter the market or the challenge, Megan's extensive experience, professionalism, and heart and Christian-centered approach give her clients a distinct edge in the buying or selling process.



At home, Megan enjoys life as a mom and wife. Her son Bowen loves all sports—baseball, soccer, basketball, and more—so they're often on a field or at a game. He's enrolled in a dual language program in school and learning Spanish. As a family, they love sporting events, hanging by the pool and enjoying summers at the lake. Megan is a Christian and loves attending and serving at Victory City Church with her family. They currently have three dogs—Nala, Jax, and Pumpkin—and often welcome a foster pup into their home for short stays.

Megan's husband, Michael, brings years of homebuilding experience, which Megan considers a valuable asset to her business. He enjoys woodworking and building projects in the garage. While Megan firmly believes family comes first, she's equally committed to providing excellent care for her clients. To ensure nothing is missed - whether it's a school event or a game - she has trusted colleagues available to support her clients when needed. Megan feels incredibly blessed to have a career that allows her to balance her love for serving in real estate with being fully present for her family.

Meet the Team



Caley is Megan's absolutely wonderful assistant. She may be behind the scenes, but she is the indispensable backbone of the team. She keeps it all running smoothly from marketing to data input, event coordination and delivery of client goodies. Her meticulous approach ensures nothing ever falls through the cracks. Caley is also a true Texan, who spent 8 years working for the Texas Rangers Baseball team before moving on as an ambassador at Deloitte - planning and coordinating events. Her dedication and commitment to her role allow us to provide the highest level of service to our clients. Say hi to Caley if you see her. She is sure to greet you with a friendly smile every time.

REALTY CAPITAL CITY

Broker Owner and Support Staff



Jeff Osborne
Broker Owner
with nearly
40 years
experience



Shelby Meyer
Operations
Manager since
2010



Joan Dougan
Round Rock
Office
Manager

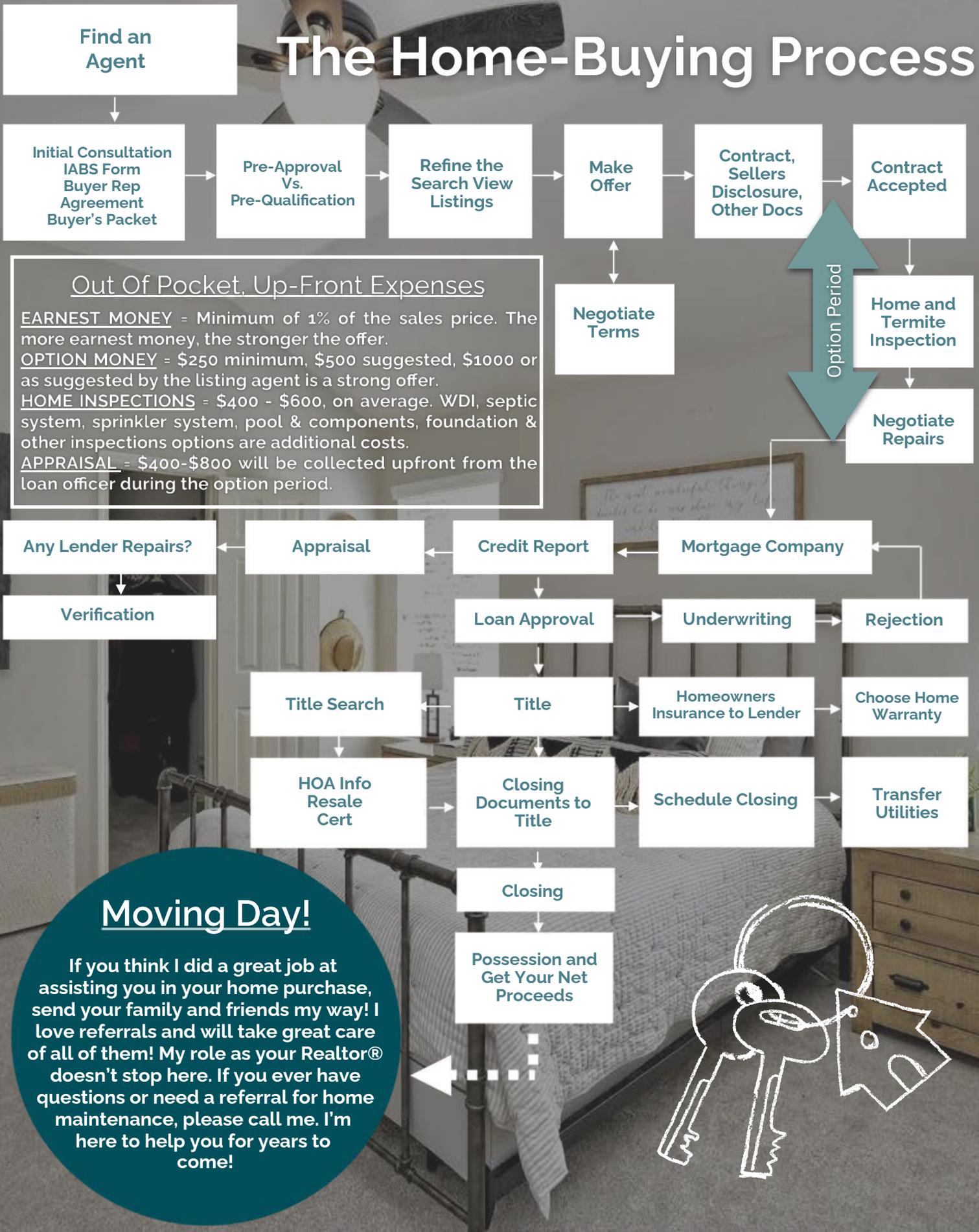


Jenn Dorr
Digital
Marketing
Strategies
Manager



Charlotte Iley
Compliance
Manager & Risk
Mitigation

The Home-Buying Process



Out Of Pocket, Up-Front Expenses

EARNEST MONEY = Minimum of 1% of the sales price. The more earnest money, the stronger the offer.

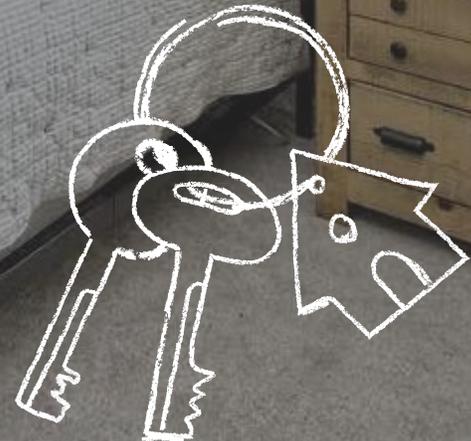
OPTION MONEY = \$250 minimum, \$500 suggested, \$1000 or as suggested by the listing agent is a strong offer.

HOME INSPECTIONS = \$400 - \$600, on average. WDI, septic system, sprinkler system, pool & components, foundation & other inspections options are additional costs.

APPRAISAL = \$400-\$800 will be collected upfront from the loan officer during the option period.

Moving Day!

If you think I did a great job at assisting you in your home purchase, send your family and friends my way! I love referrals and will take great care of all of them! My role as your Realtor® doesn't stop here. If you ever have questions or need a referral for home maintenance, please call me. I'm here to help you for years to come!



Do's & Don'ts

PARTNER with one trusted realtor

SHOP the Closing Cost Worksheet with more than one lender, then commit to one lender.

REMEMBER you can't be fully approved you without pulling credit and providing necessary documents.

BE completely honest with your lender about child support, alimony, wage garnishments or any other payroll reduction.

WORK with a local lender who is knowledgeable in our market.

DRIVE neighborhoods in your free time to narrow down where you want to live.

FEEL free to attend open houses or new construction communities at your convenience. Just be sure leave my contact information with the sales agent

GET a home inspection

REMEMBER the 80/10/10 Rule! If you find a house that has 80% of what you are looking for, 10% of things you can change and 10% of things you can live with, it's a keeper.

HAVE reasonable expectations.



LOOK at homes until you are pre-approved!

QUIT your job and don't change your job

BUY any large ticket items without talking to your lender first.

DEPOSIT large cash amounts.

GET advice from a buying committee that has not purchased in the last year.

WAIT to see everything else that is on the market.

CALL the other agent on "For Sale" signs

BELIEVE what you see on HGTV and reality television - it's not reality!

USE a 100% online mortgage company.

LET multiple lenders pull your credit. Multiple inquiries impact credit scores.

COMMIT mortgage fraud.

USE an attorney that does not specialize in real estate.

CO-SIGN. Not even for a candy bar.

CHANGE your name during the mortgage process.

DELAY paperwork or requests from the mortgage company.

SLEEP on it. You will miss out in a hot market!

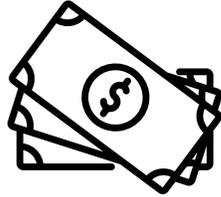
WIRE money to anyone without calling first to verify.



OUT OF POCKET

expenses of buying a home

EARNEST MONEY



Usually 1% of the purchase price. Credited to your down payment or cash to close. Refundable if you back out during option period.

OPTION MONEY



A nominal fee that gives you the right to cancel during the option period. The seller will keep this fee in exchange for your cancellation of the contract.

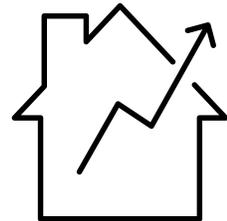
INSPECTION

It's recommended to hire an inspector to thoroughly assess the property. It's also wise to get a pest or termite inspection.



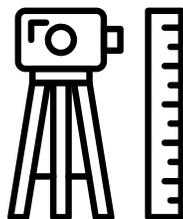
APPRAISAL

Required by most lenders to verify value of the property prior to insuring the loan.



SURVEY

The buyer should purchase their own new survey to confirm boundary lines, locate easements, identify encroachments and more.



CLOSING COSTS



Closing costs primarily include loan fees, title charges, and sometimes taxes, usually ranging from 2-3% of the purchase price.

KEY PROFESSIONALS

in a real estate transaction

REAL ESTATE AGENT

Licensed by the state. Your guide through the buying process, helping you find the right home, negotiate offers and navigate the transaction from start to finish.

HOME INSPECTOR

Objectively and independently evaluates the property's condition, identifying potential issues and providing a detailed report to help you make an informed decision

LOAN OFFICER

A representative of a bank or other financial institution. Works with you to secure financing, guiding you through the mortgage application process and helping you choose the best loan options.

APPRAISER

Assesses the home's value to ensure it's in line with the loan amount, providing a fair market estimate for both you and the lender.

INSURANCE AGENT

Helps the homeowner determine the right protection coverage needed to protect your investment and meet lender requirements.

REAL ESTATE ATTORNEY

A real estate attorney offers legal advice, drafts/reviews contracts and assists with closing. While optional, having an attorney review your contract and title documents can provide added peace of mind.

ESCROW OFFICER

An escrow officer is an independent third party who facilitates the real estate closing, collecting funds, disbursing them per the closing documents, and recording the necessary paperwork to transfer property ownership.

CLOSING/TITLE AGENT

Facilitates the final steps of the transaction, verifying ownership, preparing closing documents, and ensuring a smooth transfer of title.



TAKE ME HOME
ADVOCATES FOR TRANSPORT

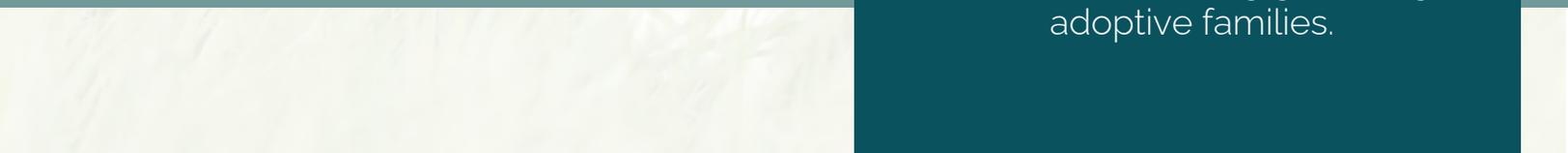
HELP OUR FURRY FRIENDS FIND A HOME!

A donation of \$100 is made at closing in your name when you buy or sell with Megan. Because of Megan's continued business and repeat clients, she has been able to donate over **\$15,000** to Take Me Home's efforts to save animals from euthanasia.

Interested in fostering, adopting or donating? Learn more at www.takemehomestransport.org

THEIR MISSION:

To eliminate euthanasia due to lack of space by raising funds to transport dogs from over-crowded shelters to no-kill shelters that have adoption wait lists. Pulling dogs from local rural shelters and arranging for their transport is the only way some rural shelters can stay ahead of the number of dogs that come in daily. It gives the dogs a second chance at life and provides loving families with a wonderful companion. There are places in the United States that have a shortage of adoptable dogs so we are filling two needs by easing overcrowding in Southern shelters and furnishing great dogs to adoptive families.





Central Texas Table of Grace

Helping provide emergency shelter services to the children and youth in the foster care system.



Central Texas Table of Grace is a 501(c)(3) non-profit organization that exists to provide emergency shelter services to the children and youth in the foster care system. Their mission is to create a loving, nurturing, homelike environment for displaced youth, providing shelter and healthy food as well as teaching healthy habits and life skills to the youth in our care. The emergency shelter provides a safe place for children ages 6-17, with plans to expand to younger children in their next facility that is currently in the planning and development process. Grace365 Supervised Independent Living Program offers 10 placements for young adults ages 18-21 who have aged out of foster care in the state of Texas.

Learn more about these programs and how you can support or donate at
www.centraltexastableofgrace.org

A donation of \$100 is made at closing in your name when you buy or sell with Megan. Because of Megan's continued business and repeat clients, she has been able to donate nearly **\$15,000** to Central Texas Table of Grace efforts to help children in need.

BECAUSE EVERY JOURNEY DESERVES A HAPPY ENDING.



A \$100 donation is made at closing in your name when you buy or sell a home with Megan. Jack Jack's Pack is the newest charity partner supported through your real estate journey—helping rescue dogs find second chances and loving homes through lifesaving transport efforts. Your move makes a difference!

Their Mission:

Jack Jack's Pack is dedicated to saving dogs from overcrowded rural shelters by funding and organizing transport to no-kill shelters where adoptive families are waiting. Inspired by one dog's rescue journey, their mission is to give more dogs a second chance at life and help them find the loving homes they deserve.

Learn more about Jack Jack's Pack and how you can support or donate at www.jackjackspack.org

Buyer Representation



What it means:

In Texas, a buyer's agent is a licensed professional, hired by a buyer to represent them in a real estate transaction. The buyer's agent works in the client's best interest and owes a fiduciary duty to them. License holders must put their client's interest above their personal interest - but not above the law. A buyer representation agreement is signed that protects the buyer's confidentiality and allows the agent to provide information, advice and guidance.

How your buyer agent is compensated:

Your agent will first seek to obtain payment of their fees outlined in the agreement from the seller. If the seller refuses or declines to pay the compensation, the client will agree to pay the specified fees.



Code of Ethics:

REALTORS are professionals who have chosen to join the national association and abide by its strict Code of Ethics. REALTORS are subject to disciplinary action and sanctions if they violate the duties imposed by the Code of Ethics. Not all agents are REALTORS. Megan is, and ethics and professionalism are top priority in every transaction.

WHAT OTHERS SAY ABOUT MEGAN

Megan is awesome! Moving to a new state and being a first time home buyer was a bit stressful, but Megan did a great job making it a smooth process! She is very knowledgeable, honest, and communicative. Any time I needed anything she was always available to guide me. She truly cares about what is best for you and making you happy! I didn't get the opportunity to see my home (or potential homes) before purchasing but Megan did video tours and gave honest feedback like she was the one buying the home and did everything to make me feel like I was there.

Even after my purchase, Megan continues to be a resource! 10/10 would recommend! – Israel Juarez

Megan is the best! She combines many years of experience, strong professionalism, and top notch service AND she has a fun personality to work with. My favorite thing about Megan is that she began treating our family like long time clients for several years before we even bought our first home. As a first time home buyer, she made herself available to my million questions and made sure to share answers to the questions I didn't even know I had. I so appreciate her. Our home buying process couldn't have been smoother, thanks to Megan! – DeAna Swan

Megan is absolutely wonderful. My husband and I decided to move from Ohio to Texas with two children and a cat. Moving, selling or buying a house is stressful, no way around that. Working with Megan and the Texas team was such a pleasure. We never had to question anything, she was always a step a head making sure everything was completed, the right questions were asked and other parties were doing what needed to be done. Megan was so attentive to any questions, emails, texts or random thoughts that came to mind. She has a way of making you feel like you are her only client, her genuine kindness and thoughtfulness is just out of this world. We purchased our home 'sight unseen' other than pictures, research, and live walkthrough's Megan did for us. She went above and beyond to make sure we were comfortable. When we arrived at our new home and finally set foot inside, it was everything we wanted and more! Megan is truly exceptional. She will work with you to make your desires a reality. – Gabrielle Stoney

Megan was absolutely wonderful, as first time homebuyers she really took the time to teach us about the home buying process and what to expect and she was there for us for every step. I highly recommend her to anyone but especially for first time homebuyers! – Hanna Dalene

Megan has walked me through buying 3 houses over the past twelve years. A great experience each time! She has a way of making you feel like her only client. My most recent purchase was a new-build, which could be a little intimidating at times - but her industry knowledge, contacts, and communication gave me the confidence to relax and enjoy the process. I simply can not recommend her highly enough. – Meagan Spinks

Megan Jarrard Bradshaw needs to be your next realtor! We began looking for our first house towards the end of 2021 and were referred to Megan. We came to her with a seemingly impossible budget (based on our own research) and were given a ton of options the very next day. After a few false-starts (to no fault of Megan's) we finally settled on a new-build neighborhood. Since it was our first time buying, she held our hands the whole way and had answers to all our questions throughout the building process. We were projected to be completed in 3 months but ended up being 6 and Megan remained communicative and helpful the whole time. I'll be referring her to anyone that asks! – Eric Brozio

I recommend Megan to anyone looking for a real estate agent. She is knowledgeable and quick to respond to outreaches. I never felt pressured to purchase a property before I was ready. Once I found the home for me she was prompt, professional and kept me updated every step of the way. 10/10! – Dani Hunter



ElitePro

Home Team
REALTORS

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REALTY CAPITAL CITY