GO WITH JC · WESLEY CHAPEL, FLORIDA

The Wesley Chapel Employee Relocation Resource Kit

Featuring the Employee Relocation Game Plan™

Practical tools for planning the housing side of a move to the Wesley Chapel area.

FOR HR, RECRUITING, ONBOARDING TEAMS AND RELOCATING EMPLOYEES

Jevon & Cindy Williams · Go With JC
Wesley Chapel Realtors® · Proud Members of The Kendall Bonner Team
Brokered by eXp Realty, LLC. · gowithjc.com

A practical relocation resource for employees moving to *Wesley Chapel.*

A complimentary planning resource your recruiting, HR or onboarding team can share with employees relocating to the area.

The Wesley Chapel Employee Relocation Game Plan™ helps an employee organize the housing side of a move before they start comparing homes or communities. It is a working document with worksheets, comparisons and checklists they fill in themselves.

WHAT IT HELPS AN EMPLOYEE THINK THROUGH

- Work location, commute preferences and how the area is actually laid out
- Buying, renting first, or using temporary housing
- Total monthly housing cost, including taxes, insurance, HOA and any CDD assessment
- Location criteria, a relocation timeline and first-30-days tasks
- Move timing, and what happens if the start date shifts
- Resale versus new construction
- Coordinating the sale of a current home with a purchase here
- Where to verify information with official county and state sources

WHY IT WORKS FOR HR & RECRUITING

- Gives a relocating employee a structured place to start
- Helps them identify the questions that matter earlier in the process
- Points to official county and state sources rather than opinion
- Works whether the employee plans to buy, rent, or is still deciding
- Requires no commitment to work with Jevon & Cindy
- Can be forwarded digitally or printed as a workbook

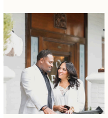
Employees are welcome to use the resource whether or not they choose to work with Jevon & Cindy.

VIEW THE EMPLOYEE RELOCATION GAME PLAN™

gowithjc.com/employee-relocation-wesley-chapel

Need a version tailored to your worksite? Request a worksite-specific relocation insert.

SCAN TO OPEN



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A GO WITH JC RELOCATION RESOURCE

The Wesley Chapel *Employee Relocation Game Plan™*

Practical tools to help you organize the housing side of your move, compare your options and plan what comes next.

Before you start comparing homes, get clear on four things: where you'll work, when you need to move, what you want to spend, and whether another home has to be sold first. Everything else gets easier after that.

Use the worksheets and checklists in this workbook as you plan your move. Prefer to type and save your answers? Open the interactive Employee Relocation Game Plan™ online.

gowithjc.com/employee-relocation-wesley-chapel

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Define the move in *one page*.

Fill this in first. Most relocation confusion comes from making housing decisions before these answers are written down.

My work location (address or campus):

Where I report

Expected employment / start date:

Date

Target move date:

Date

How often I expect to be onsite:

Days per week / shift pattern

My preferred maximum regular commute (minutes, each way):

Minutes

Housing path I am currently considering:

- ☐ Buy
- ☐ Rent first
- ☐ Temporary housing
- ☐ Sell another home, then buy
- ☐ Buy before selling another home
- ☐ Unsure

Comfortable housing range (monthly, not just purchase price):

Monthly range I am comfortable carrying

I have a current home to sell:

YES | NO | UNSURE

My non-negotiable home requirements:

Requirements, not preferences

Other locations I need convenient access to:

Second workplace, family, airport...

> VERIFY, DON'T ASSUME
>
> Ask your employer, in writing, for your reporting location, start date, expected onsite schedule and any relocation assistance terms before you commit to a search area. Those four items change more housing decisions than anything on a listing site.

02 · MAP YOUR REAL-LIFE GEOGRAPHY

Map the places you'll actually *drive to* each week.

Two homes a few miles apart can produce very different weeks depending on which corridor they sit on and which direction you travel at 7:30 a.m. Map your destinations before comparing communities.

My workplace:

Address or campus

Other recurring destinations that affect my decision:

- ☐ Partner or household member workplace
- ☐ Childcare or school location I selected
- ☐ Healthcare provider
- ☐ Airport
- ☐ Family or friends
- ☐ Frequent shopping and errands
- ☐ Place of worship, gym or standing commitment

Other:

Anything else on your weekly map

My acceptable regular commute (minutes, each way):

Minutes

My acceptable occasional commute (minutes, each way):

The orientation map

Use this to understand where the area’s major anchors and corridors sit relative to one another. It is not a recommendation of where to live.

Match the numbered pins to the destination key on the next page. Full names are listed in the key below.

ORIENTATION MAP. VERIFY ROUTES AND DRIVE TIMES FOR YOUR SPECIFIC DESTINATION AND TRAVEL TIME.

MAP KEY · DESTINATIONS

1. The Shops at Wiregrass
2. Tampa Premium Outlets
3. KRATE at the Grove
4. The Grove at Wesley Chapel
5. AdventHealth Center Ice
6. Wiregrass Ranch Sports Campus
7. AdventHealth Wesley Chapel
8. BayCare Hospital Wesley Chapel
9. Future Johns Hopkins All Children’s Hospital — Expected 2027
10. Orlando Health Wiregrass Ranch Hospital

MAP KEY · MAJOR ROADS

- I-75
- State Road 54
- State Road 56
- Bruce B. Downs Boulevard
- Overpass Road

Bruce B. Downs Boulevard leads south toward New Tampa and the USF area. I-75 leads south toward Downtown Tampa and Tampa International Airport. Individual communities are intentionally left off this orientation map.

> VERIFY, DON’T ASSUME

> We don’t publish commute times, because yours depends on your route, your departure time and conditions on the day. Drive or map your actual commute at the hour you would really travel it, on a weekday, before you decide a search area works. For state road projects that may affect a corridor, check FDOT.

Want the longer orientation walkthrough, including the corridors we reference most? The Wesley Chapel Relocation Game Plan™ covers it, and moving here for work goes employment center by employment center.

03 · CHOOSE YOUR HOUSING PATH

Relocating doesn’t automatically mean *buying right away*.

Answer these before you decide. The point is to narrow which paths deserve investigation, not to be talked into one.

I must be in housing by:

Date

My work start date is:

FIRM | SOMEWHAT FLEXIBLE | STILL CHANGING

I need proceeds from another home to purchase:

YES | NO | UNSURE

Temporary housing would be:

ACCEPTABLE | DIFFICULT | NOT AN OPTION

I expect to remain in the area for roughly:

Years

I have spoken with an appropriate lender about purchasing before selling:

YES | NO | NOT APPLICABLE

Based on what I know today, the paths I need to investigate further are:

- [ ] Buy now
- [ ] Rent first
- [ ] Temporary housing
- [ ] Sell then buy
- [ ] Buy then sell
- [ ] I need more information

A quick way to read your own answers

If your start date is still changing *and* temporary housing is not an option, timing certainty is your binding constraint. Solve that before comparing homes.

If you need proceeds from another property, the sequence of the two transactions is the decision, not the house.

If you expect a short stay in the area, transaction costs deserve as much attention as monthly payment.

If a current home is part of this, our sell-first or buy-first and buying before selling articles go deeper than this worksheet does.

04 · RESALE, NEW CONSTRUCTION OR RENTAL

Compare the three on the factors *you* care about.

Factor	Resale	New construction	Rental
Move-in timing	Usually the shortest and most predictable path to occupancy.	Ranges from a completed inventory home to many months for a to-be-built home.	Typically the fastest, subject to availability and application approval.
Timing certainty	Tied to a contract date, so it is usually knowable in advance.	Completion dates can move. Ask for the builder's current range in writing.	High, once a lease is signed.
Customization	What exists, plus whatever you change afterward.	Structural and finish selections, within the builder's options and cutoff dates.	Minimal.
Home age & systems	Varies widely. Age of roof, HVAC and water heater affects both cost and insurability.	New systems and builder warranty terms that you should read before relying on them.	Landlord's responsibility, defined by the lease.
Surroundings	Established landscaping and completed streetscape in most cases.	May involve ongoing construction nearby and amenities delivered in phases.	Depends on the specific property.
Upfront costs to verify	Inspections, repairs, closing costs, possible immediate updates.	Lot premiums, design-center selections, closing costs, landscaping and window coverings.	Deposits, pet fees, application fees, renters insurance.
HOA / CDD questions	Ask for current dues and any CDD assessment for that parcel.	Ask what CDD assessments apply to the specific parcel, whether additional assessments are expected, and where the current figures can be verified.	Ask which community fees the lease passes through to you.
Short-term flexibility	Lower. Selling again quickly carries transaction costs.	Lower, and construction timing can extend your commitment.	Highest, limited by lease term and any early-termination terms.

How important is each factor to me?

Move-in date

HIGH | MEDIUM | LOW

Customization

HIGH | MEDIUM | LOW

Established surroundings

HIGH | MEDIUM | LOW

Lower maintenance

HIGH | MEDIUM | LOW

Timing certainty

HIGH | MEDIUM | LOW

Short-term flexibility

HIGH | MEDIUM | LOW

Read your ratings back before you shortlist. The factors you rated High are the ones that should eliminate options first. If timing certainty and move-in date are both High, for example, start with options that can meet a verified occupancy date rather than ones that might.

Options I should investigate:

- [ ] Resale
- [ ] New construction
- [ ] Rental
- [ ] More than one

Going deeper on the new-construction side: new construction vs. established homes and what to know before buying new construction.

05 · WHAT WILL THIS MOVE REALLY COST?

Build the same cost sheet for *every* option.

Purchase price is the number that tells you the least. Two homes at the same price can cost meaningfully different amounts to own, because a buyer's property-tax bill may differ materially from the seller's current bill, assessments differ by community and phase, and insurance is priced on the specific structure. Fill one column per option and compare the bottom line.

Line item	Option A	Option B	Verify with
Purchase price or monthly rent	$	$	Your figure
Estimated principal + interest	$	$	Lender
Property taxes (post-sale, not the seller's current bill)	$	$	Property Appraiser / Tax Collector
Homeowners insurance	$	$	Licensed insurance professional
Flood insurance, if applicable	$	$	Insurance professional + FEMA maps

Line item	Option A	Option B	Verify with
HOA dues	$	$	HOA / management company
CDD or other assessments	$	$	Tax Collector parcel record
Electric, water, sewer, trash	$	$	Utility providers for that address
Internet	$	$	Providers serving that address
Routine maintenance and lawn care	$	$	Your estimate
Moving company	$	$	Written estimates
Storage	$	$	Quote
Temporary housing	$	$	Quote
Travel during the search	$	$	Your estimate
Deposits and setup fees	$	$	Providers
Total monthly cost of ownership	$	$	Your math

A note on CDDs

A Community Development District is a special-purpose local unit that can finance community infrastructure, with the cost repaid through an assessment on properties inside the district. Some Wesley Chapel-area communities have one; some do not. Amounts and remaining terms vary by community and phase, so treat it as a per-address figure, not a per-area figure. We wrote a full explainer rather than repeat it here: CDD fees in Wesley Chapel. For a broader monthly-cost breakdown, see the cost of living here.

VERIFY, DON'T ASSUME

A buyer's future property-tax bill may differ materially from the seller's current bill. Use the current parcel record as a starting point and verify potential post-purchase tax treatment with the Pasco County Property Appraiser or Tax Collector, or another appropriate qualified source. Confirm the parcel record with the Property Appraiser and the assessment lines with the Tax Collector. Insurance and flood coverage should be quoted by a licensed insurance professional for that exact structure. Loan figures come from your lender. We are not tax, insurance, legal or financial advisors.

06 · ALREADY OWN A HOME?

Sequence the two transactions *before* you shop.

If you own a home in another market, the hardest part of the relocation usually isn't finding a house here. It's the order of operations.

- [ ] I need proceeds from the current property to purchase the next one

- [ ] I have estimated likely net proceeds after costs and payoff
- [ ] I have discussed financing options with an appropriate lender
- [ ] I could comfortably carry both homes temporarily
- [ ] Temporary housing is acceptable to me
- [ ] My relocation date is firm
- [ ] I am considering a home that will take time to build

What must happen first for this move to work?

The one thing everything else depends on

Sell → Buy

Proceeds and certainty first; may require a gap in housing.

Buy → Sell

One move; depends on financing and carrying both temporarily.

Sell → Temporary housing → Buy

Two moves; removes contingency pressure from the purchase.

Other coordinated plan

Concurrent closings or terms negotiated between both sides.

None of these is automatically better. Which one fits depends on your dates, your financing and how much uncertainty you can carry. We work through the trade-offs here.

07 · YOUR RELOCATION TIMELINE

What to do, and roughly *when*.

If you have less lead time, the sequence still holds — the early items compress and the items that depend on other people become your constraints.

90+ DAYS OUT

- [ ] Confirm your reporting location, start date and expected onsite schedule in writing
- [ ] Complete the Relocation Snapshot on this page
- [ ] Define a housing range you are comfortable carrying monthly, not just a purchase price
- [ ] Decide whether an existing home has to be sold, and estimate likely net proceeds
- [ ] Speak with an appropriate lender if you may purchase, including about buying before selling
- [ ] Map your recurring destinations and set a maximum regular commute
- [ ] Ask your employer what relocation assistance, timing or reimbursement rules apply

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60–90 DAYS OUT

- [ ] Narrow to two or three search areas using your own criteria
- [ ] Compare resale, new construction and rental against your priorities
- [ ] If new construction is in play, ask builders for realistic completion ranges in writing
- [ ] Get preliminary insurance quotes for the property types you are considering

- [ ] Plan a house-hunting visit around a normal weekday, not only a weekend
- [ ] If selling, prepare the current home and confirm your listing timing

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30–60 DAYS OUT

- [ ] Tour in person or by video in your shortlisted areas
- [ ] Verify property taxes, HOA dues and any CDD assessment for each specific address
- [ ] Request HOA and, where applicable, CDD documents and read them
- [ ] Obtain moving estimates and confirm what your employer covers
- [ ] Secure temporary housing if your dates do not line up
- [ ] Confirm financing details and required documentation with your lender

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FINAL 30 DAYS

- [ ] Complete inspections and any applicable due-diligence steps
- [ ] Bind homeowners insurance, and flood coverage if applicable, before closing
- [ ] Schedule utility start dates for the new address
- [ ] Confirm closing or lease-signing logistics and funds requirements
- [ ] Submit address changes for mail, banking, payroll, benefits and subscriptions

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MOVING WEEK

- [ ] Confirm access, gate codes, elevators or community move-in rules
- [ ] Verify utilities are actually on at the new address before arrival day

- [ ] Complete your mover's final packing, access and documentation checklist

> VERIFY, DON'T ASSUME
>
> Requirements and deadlines for things like a driver license, vehicle registration, voter registration, school enrollment and homestead exemption are set by government agencies and can change. Confirm the current rules directly with the agency — the Research Directory below links to each one.

08 · COMPARE LOCATIONS ON YOUR CRITERIA

Score areas against *your* criteria, not someone else's ranking.

Pick the criteria that matter to you, then compare up to three areas or communities side by side. Use facts you can verify: budget, home type and size, lot characteristics, construction type, fee structure, amenities and drive time to the places you mapped in Section 02.

Criteria that matter to me:

- [ ] Housing budget
- [ ] Home type
- [ ] Home size
- [ ] Bedroom requirements
- [ ] Lot size and lot characteristics
- [ ] New construction vs. resale
- [ ] Gated access
- [ ] Amenities I would actually use
- [ ] HOA and CDD structure
- [ ] Commute time to my workplace

- ☐ Proximity to a specific location I selected
- ☐ Shopping and dining access
- ☐ Trails and outdoor amenities
- ☐ Single-story availability
- ☐ Home age

My top criteria	Area 1	Area 2	Area 3
Criterion	—	—	—
Criterion	—	—	—
Criterion	—	—	—
Criterion	—	—	—
Criterion	—	—	—
Criterion	—	—	—

COMMUNITY MATCH™

Compare communities using the criteria *you* select.

Answer a short set of questions about budget, home type, construction preference, amenities, commute and location, and see which Wesley Chapel-area communities line up. Your matches are based on the criteria you select — not assumptions about who should live in a particular community.

START COMMUNITY MATCH™

gowithjc.com/community-match

Prefer a side-by-side of characteristics we've already documented? Compare communities or browse individual community guides.

VERIFY, DON'T ASSUME

We don't rank schools and we don't characterize areas as good, bad, safe or unsafe. School assignment and program availability vary by address and can change — verify them with Pasco County Schools for the specific property. If you want to research reported incident information, go to the Pasco Sheriff's Office directly and draw your own conclusions.

09 · QUESTIONS WORTH ASKING BEFORE YOU DECIDE

A checkpoint before you *commit*.

Write an answer next to each. If you can't, you've found your next task.

What happens if my move date changes by 30 days?

Your answer

Would renting first reduce uncertainty, or add cost without reducing risk?

Your answer

Have I verified taxes, HOA, CDD and insurance for the exact property?

Your answer

What am I still assuming rather than verifying?

Your answer

Which decision has to happen first?

Your answer

What would change my preferred search area?

Your answer

If you left one of these unanswered, that blank is probably your next task. Resolve the unanswered question before you commit to a property or search area.

10 · RESEARCH DIRECTORY

Where to get the answers that *shouldn't* come from a Realtor.

Some information should come straight from the agency responsible for it. These are the primary sources we point people to. Rules, fees and deadlines change — confirm current details at the source.

COUNTY GOVERNMENT

Pasco County, Florida

Permits, county services, utilities information, and county departments.

PROPERTY RECORDS & ASSESSED VALUE

Pasco County Property Appraiser

Parcel records, current assessed value, exemption information and ownership history for a specific address.

PROPERTY TAX BILLS & ASSESSMENTS

Pasco County Tax Collector

Tax bills, payment history, and non-ad valorem assessments such as CDD line items for a specific parcel.

SCHOOLS

Pasco County Schools

Attendance assignment by address, programs, choice options and enrollment requirements. Verify by exact address; do not rely on third-party school pages.

FLOOD INFORMATION

FEMA Flood Maps

Official flood mapping and flood-zone information for a property. Insurance cost itself must come from a licensed insurance professional.

EMERGENCY & EVACUATION INFORMATION

Florida Division of Emergency Management

Florida evacuation zone and emergency preparedness information.

DRIVER LICENSE & VEHICLE REGISTRATION

Florida Highway Safety and Motor Vehicles

Requirements and timeframes for new Florida residents, including license and vehicle registration.

ROADS & TRANSPORTATION PROJECTS

Florida Department of Transportation

State road projects and construction that may affect a corridor you plan to commute on.

COMMUNITY DEVELOPMENT DISTRICTS

Florida Statutes, Chapter 190

The Florida statute that governs Community Development Districts, for readers who want the underlying framework.

HOMEOWNERS' ASSOCIATIONS

Florida Statutes, Chapter 720

The Florida statute governing homeowners' associations, including owner disclosure requirements.

LAW ENFORCEMENT & INCIDENT DATA

Pasco Sheriff's Office

If you want to research reported incident information yourself, use the primary law-enforcement source rather than a summary site. We do not characterize any location as safe or unsafe.

AIR TRAVEL

Tampa International Airport

Flight options and airport information, if regular travel is part of your role.

Utility providers vary by address in the Wesley Chapel area. Ask the seller, builder, landlord or the county which electric, water, sewer and trash providers serve the specific property before you estimate costs.

11 · YOUR FIRST 30 DAYS HERE

Get the *administrative* part behind you.

Check the current requirements and deadlines with each agency; several of these are time-sensitive for new Florida residents.

- [ ] Confirm Florida driver license requirements and deadlines, then complete yours
- [ ] Confirm vehicle registration and title requirements, then complete them

- [ ] Register to vote, if you choose to
- [ ] Complete school enrollment steps directly with the district, if applicable
- [ ] Ask the Property Appraiser about homestead exemption eligibility and filing deadlines
- [ ] Confirm all utilities and internet are in your name
- [ ] Find your evacuation zone and write a storm plan
- [ ] Establish local healthcare providers and transfer prescriptions
- [ ] Drive your commute at your real departure time and adjust
- [ ] Introduce yourself to HOA or community management and learn what they handle

When you're ready to actually enjoy being here, start with things to do in Wesley Chapel and our new homeowner resources.

12 · NEXT STEP

You don't need the entire move figured out *first*.

Most people start with two or three unknowns. Jevon & Cindy help organize the real-estate pieces:

— Understanding local geography and commute trade-offs

— Comparing resale, new construction and rental options

— Coordinating a current-home sale with a Wesley Chapel purchase

— Planning a focused house-hunting visit around the criteria you have already identified

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