MAHOGANY REAL ESTATE

Relocating to Metro Atlanta

Your guide to a confident move.

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WELCOME

A new chapter in Georgia.

Metro Atlanta is one of the Southeast's most dynamic regions — a blend of historic neighborhoods, thriving business districts, and quiet suburban communities. Whether you are moving for work, family, or a fresh start, this guide will help you plan your move with clarity.

Mahogany Real Estate serves seven Metro Atlanta counties: DeKalb, Fulton, Gwinnett, Clayton, Cobb, Rockdale, and Henry. From our office on the square in downtown Decatur, we help newcomers find the community — and the home — that fits their life.

How to use this guide

- Read it before your consultation and note the questions that matter most to you.
- Use the checklists to track your progress from planning to moving day.
- Bring your timeline, budget, and priorities — we will build the search around them.

GETTING·AROUND

Know the roads before you choose the home.

In Metro Atlanta, your commute shapes your daily life more than almost any other factor. Before falling in love with a house, test the drive at the hours you would actually travel.

The major corridors

- I-285 — the Perimeter, circling the city and connecting every major suburb.
- I-75 / I-85 — the Downtown Connector, running north–south through the heart of the city.
- I-20 — east–west, linking Douglasville through Atlanta to Conyers and Covington.
- GA-400 — the toll-free north corridor toward Sandy Springs, Alpharetta, and Cumming.

Transit and travel

- MARTA — rail and bus service across Fulton, DeKalb, and Clayton, including direct service to the airport.
- Hartsfield–Jackson Atlanta International Airport — one of the world's busiest airports, with nonstop flights across the globe.
- Xpress commuter coaches — weekday service from outlying counties into Downtown and Midtown.

WHERE·TO·LIVE

Compare communities, not just listings.

Each county we serve has its own character. Use these notes as a starting point, then tour the areas that match your budget and routine.

DeKalb	Historic Decatur, Stone Mountain, Tucker, and Lithonia — established neighborhoods, walkable town squares, and easy access to Emory and the CDC.
Fulton	The city of Atlanta itself, from Buckhead to Midtown to Sandy Springs — the region's business and cultural core.
Gwinnett	Lawrenceville, Duluth, and Suwanee — one of Georgia's largest and most diverse counties, with strong job centers of its own.
Cobb	Marietta, Smyrna, and Kennesaw — northwest suburbs with a classic town square and quick access to I-75.
Clayton	Jonesboro and Morrow — south of the city, convenient to the airport and I-75 South.
Rockdale	Conyers — a growing community east of the Perimeter along I-20.
Henry	McDonough and Stockbridge — fast-growing south metro communities with newer construction.

A note on schools: attendance zones change and vary address by address. Always verify school assignments directly with the district before making a decision.

BUDGETING

The full cost of owning in Georgia.

Your monthly payment is only part of the picture. Plan for these Georgia-specific costs as you set your budget:

- Property taxes — set by each county and city; ask for the current tax amount on any home you consider.
- Homestead exemption — Georgia homeowners who occupy their home as a primary residence can apply with their county to reduce property taxes.
- HOA dues — common in newer communities; review the covenants and budget before you buy.
- Closing costs — typically include lender, attorney, title, and recording fees; Georgia closings are conducted by attorneys.
- Insurance — homeowners insurance, and flood insurance where applicable.

One-time costs of the move itself

- Movers or truck rental, packing supplies, and travel.
- Utility deposits and connection fees.
- Georgia title ad valorem tax (TAVT) when you register your vehicles.
- Immediate repairs, furnishings, and move-in updates.

YOUR · HOME · SEARCH

A timeline that keeps you in control.

1 · Prepare your financing

Talk with your lender about pre-approval and how a job change or relocation may affect your loan. Keep pay stubs, tax returns, and bank statements ready.

2 · Define your search

Choose two or three areas to compare. Separate must-haves from nice-to-haves: bedrooms, bathrooms, yard, parking, and commute.

3 · Tour — in person or remotely

Review listings on the Georgia MLS search on our Buy page. If you cannot be here, ask us about video walk-throughs and remote-viewing arrangements.

4 · Make an offer and inspect

We negotiate price and terms, then guide you through inspections, appraisal, disclosures, and contract deadlines.

5 · Close with confidence

Georgia closings happen at an attorney's office. Confirm your closing and possession dates before booking movers.

SETTLING·IN

Your first 30 days in Georgia.

- Driver's license — new residents generally must obtain a Georgia license within 30 days. Visit a Georgia DDS customer service center with proof of identity, residency, and your current license.
- Vehicle registration — register your vehicles with your county tag office, generally within 30 days. Georgia's one-time Title Ad Valorem Tax (TAVT) applies when a vehicle is titled in the state.
- Utilities — electricity is commonly served by Georgia Power or a local EMC; natural gas by Atlanta Gas Light marketers; water and sewer by your county or city.
- Voter registration — register with your county elections office or when you obtain your Georgia license.
- Homestead exemption — if the home is your primary residence, apply with your county tax commissioner's office.

Moving-week checklist

- Confirm closing date, time, and location with the closing attorney.
- Schedule utility start dates for move-in day.
- File a change of address with USPS and update banks, employers, and subscriptions.
- Keep closing documents, identification, and valuables with you — not on the truck.
- Walk the home before your belongings arrive; note anything that needs attention.

WE · ARE · HERE

Let's plan your move together.

Every relocation is different. Bring us your timeline, your budget, and your questions — we will bring local knowledge, honest guidance, and a plan built around you.

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This guide is provided for general information. Verify school assignments, taxes, licensing requirements, and deadlines with the appropriate agencies and your advisors.