

A GUIDE FROM YANA DOROBANTU, REALTOR®

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The Atlanta Relocation Guide

Moving to Atlanta, or making the move to Florida — a practical, no-pressure guide to choosing where to live, what to budget, and how the buying process really works.

English · Русский · Română

WELCOME

Let's find your place

I'm Yana Dorobantu — a metro-Atlanta Realtor® who works primarily on the buyer's side, and I'm now licensed in Florida too. Over the past decade I've helped families buy and sell across eight Atlanta-area counties, from intown condos to Gwinnett family homes. I put this guide together so you can get oriented before we ever talk — no obligation, no pressure.

If English isn't the easiest language for this kind of decision, that's genuinely fine: I work in **English, Russian, and Romanian**, so for many of my clients there's no translator and no guesswork.

What's inside

1. Three relocation journeys — which one is yours
2. Metro Atlanta at a glance — areas by what you need
3. Schools, commute & lifestyle
4. Cost of living & taxes — the honest version
5. How buying actually works (and who pays for what)
6. The Atlanta → Florida move
7. A relocation checklist

SECTION 1

Three relocation journeys

Most of my relocation clients fall into one of three journeys. Knowing yours shapes everything — budget, area, timeline.

Moving to Atlanta

Coming in from another state for a job, family, or a lower cost of living than the coasts. The priority is usually getting oriented fast: which areas fit your commute, your budget, and your stage of life.

Atlanta → Florida

A second home on the Emerald Coast, a primary move to Tampa or Orlando, or an income property. I'm licensed in both states, so I can guide the whole arc — and hand you to trusted partners where local boots-on-the-ground help.

Across the metro

Already here and moving up, down, or across town. Often the trickiest, because you're buying and selling at once — we'll sequence it so you're never caught between two closings.

SECTION 2

Metro Atlanta at a glance

I've closed homes across eight counties. Here's how I'd orient you by what matters most to you. Prices are **indicative** — we'll pull live numbers for your exact criteria.

Intown Atlanta

Midtown, Old Fourth Ward, the BeltLine.
Walkable, energetic, condo-heavy.

Condos commonly from the \$300Ks.

Buckhead

Premier in-town living, dining, top schools
— high-rise through luxury single-family.

Wide range.

Gwinnett (Lawrenceville, Buford, Suwanee)

Family homes, strong schools, more space per dollar. A large Russian- and Romanian-speaking community.

Attainable mid-market.

North Fulton (Alpharetta, Roswell)

Tech-corridor jobs, top-rated schools, newer construction.

Move-up single-family.

Cobb (Smyrna, Marietta)

Close-in west side, parks, easy access to the city.

Mixed.

East (Decatur, Tucker)

Character neighborhoods, schools, in-town feel without intown prices.

Entry to mid.

SECTION 3

Schools, commute & lifestyle

A house is only part of a home. These are the things I'll help you weigh that don't show up in a listing photo:

- ✓ **Schools** — districts and individual schools vary block to block; I'll map the right ones to your kids' ages.
- ✓ **Commute** — Atlanta traffic is real. We'll test-drive your actual route, not just the map distance.
- ✓ **Daily life** — grocery, dining, parks, your community and place of worship.
- ✓ **Resale** — even your first home should be easy to sell later; I keep one eye on that for you.

Relocating with a community in mind? I keep a network of contacts across metro Atlanta's Eastern-European community — happy to make introductions.

SECTION 4

Cost of living & taxes — the honest version

Georgia is generally affordable relative to the coasts, and the state is notably friendly to retirees. A few honest notes (and please confirm specifics with a tax professional):

- ✓ Georgia **excludes a large share of retirement income** from state tax for residents 62+ and does not tax Social Security — so if you're retired, the "move to Florida for no income tax" pitch is often weaker than it sounds.
- ✓ Property-tax rates and homestead exemptions vary by county — we'll factor your specific county into the real monthly number.
- ✓ Budget beyond the mortgage: insurance, HOA, and maintenance. I'll give you a realistic all-in figure before you fall for a place.

How buying actually works

Most of my work is on the buyer's side — meaning my job is to protect your interests, not the seller's. Here's the shape of it:

- ✓ **1. Get clear & get pre-approved** — price range, must-haves, and a lender conversation so your offer is taken seriously.
- ✓ **2. Search smart** — I set up alerts so you see the right homes the moment they list, not after they're gone.
- ✓ **3. Tour & shortlist** — we see homes together (in person or on video) and narrow fast.
- ✓ **4. Offer & negotiate** — I build the strategy and fight for your terms.
- ✓ **5. Diligence to close** — inspection, appraisal, and the paperwork, in your language if you prefer.

On who pays the buyer's agent: commission arrangements changed industry-wide in 2024 and are now negotiated up front. I'll walk you through exactly how it works for your situation before you commit to anything — no surprises.

SECTION 6

The Atlanta → Florida move

Florida is a real part of what I do — I'm licensed there. But I'll always lead with lifestyle and the real cost of ownership, not a tax headline.

Destin & 30A (Emerald Coast)

The natural drive-to corridor from Atlanta — about five hours. Most buyers here are after a second home or rental-income property. Beautiful, and worth doing with clear eyes on carrying costs.

Orlando & Tampa Bay

Where most primary-residence relocations land — jobs, beaches, and more inventory than the coast. Strong fit for families and remote workers.

A word on insurance & carrying costs

Florida insurance and total cost of ownership have risen sharply. Before you fall for the view, I'll help you build the real monthly number — it's the part out-of-state buyers most often miss.

Florida listings on my site go live the moment my Florida brokerage and MLS access are connected. In the meantime, I can start a private search for you right away.

SECTION 7

Your relocation checklist

- ✓ Decide your journey (Section 1) and your timeline
- ✓ Set a budget — including the all-in monthly, not just the price
- ✓ Talk to a lender and get pre-approved
- ✓ Shortlist 2–3 areas using Section 2
- ✓ Test-drive the commute and visit at different times of day
- ✓ Set up listing alerts so you don't miss the right home
- ✓ Line up inspection & (for Florida) an insurance quote early
- ✓ Pick an agent who's on your side — and speaks your language

Ready when you are

Send me where you're coming from and roughly when you want to be in your new home, and I'll map out the next steps — in English, Russian, or Romanian.

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