

BLAKE STARGEL / COMPASS

A NEW CITY. A PERSONAL APPROACH.

Los Angeles, *made personal.*

The relocation playbook

RENTING & BUYING

YOUR NEXT CHAPTER STARTS HERE.

A thoughtful move begins before the first showing.

A practical guide to choosing your neighborhood, preparing your search, and finding a home that fits the life you want to live.

Begin with the everyday.

A note from Blake

The best place to live in Los Angeles is the one that feels right in your everyday life: the route to work, the place you walk in the morning, and how a home feels after the excitement settles.

I bring local perspective, a thoughtful search and a clear plan to help you find that fit. Whether you are renting or buying, we will turn your priorities into a home you are excited to come back to.



Blake Stargel

YOUR LA ADVISOR

BEFORE YOU START SCROLLING

What are your non-negotiables? Think about parking, bedrooms, access, noise, pets, laundry and your daily routes.

Separate preferences from essentials. A better location or layout may be worth a compromise on your preferred home style.

Rent or buy? Renting can give you time to learn the city. Buying can give you a place to truly call home, make your own and grow into.

Start with two or three areas. A smaller, deliberate search makes it easier to recognize a home that fits.

MAKE IT A NEIGHBORHOOD DAY

Pick a café, take a walk and have dinner nearby. A few everyday moments can tell you more about an area than a long afternoon of scrolling.

One city. Many rhythms.

Choose a daily life first. Then choose an address.

West Hollywood & Beverly Hills

West Hollywood, Beverly Hills, Hollywood

Lively dining, shopping and entertainment. West Hollywood has walkable pockets; Beverly Hills brings leafy streets and polished boutiques.

The hills & canyons

Hollywood Hills, Nichols Canyon, Los Feliz

Winding roads, distinctive homes and hillside views. Canyon settings can feel tucked away while still being close to the city.

Silver Lake & its neighbors

Silver Lake, Echo Park, Franklin Hills

Independent shops, great restaurants and a creative neighborhood feel, with reservoir walks and homes full of character.

The Westside & coast

Santa Monica, Malibu, Brentwood, Westwood

Ocean views, beach days, great restaurants and local cafés, with lively shopping streets and tree-lined neighborhoods.

Across the hills

Studio City, Sherman Oaks, Burbank, Glendale

Ventura Boulevard dining, neighborhood shops and varied homes, from character houses to condos, with lively centers in Burbank and Glendale.



TRY THE NEIGHBORHOOD, NOT JUST THE LISTING

Visit at more than one time of day. Test your commute, walk the block, check parking and listen from inside the home. Conditions can change street by street.

Know the whole number.

A listing price is one part of the decision. Build a plan for the recurring costs and the cash you will need along the way.

MONTHLY + MOVE-IN

If you rent

Your monthly plan

Rent, parking, utilities, internet, renters insurance, and any agreed property or pet-related charges.

Your move-in cash

Required rent and security deposit, application or screening costs, moving, furnishings, and any tenant-paid representation fee.

Ask before you apply

Which utilities are included? What is due at signing? How soon is the home available?

OWNERSHIP + CASH TO CLOSE

If you buy

Your monthly plan

Principal and interest if financed, property taxes, homeowners insurance, HOA dues if applicable, utilities, and savings for upkeep and repairs.

Your cash plan

Down payment or purchase funds, inspections, closing costs and savings to keep after closing.

Ask your lender

Request a property-specific estimate of your monthly payment and total cash needed to close.

MY COMFORTABLE MONTHLY TOTAL

MY AVAILABLE MOVE / PURCHASE CASH

Renting in LA: when to start.

Plan early, browse first, and be ready to act when your move is within reach.

01 A few months out: build your plan

Set your budget, narrow your neighborhoods and decide what matters most. We will build a search around your move and the way you want to live.

02 About 30-60 days out: get organized

Gather ID, bank statements and proof of income so your financial picture is ready to apply. Start browsing casually to get a feel for pricing and availability.

03 Within 30 days: tour, apply and negotiate

Start touring and applying when you can move within 30 days. This is often your strongest window for negotiating price and terms. We will confirm key terms before you apply.

YOUR APPLICATION FOLDER

Keep ID, bank statements, rental history and references together. For income documentation, have recent pay statements, an offer letter or tax records ready.

WHAT TO EXPECT WHEN YOU APPLY

Each property has its own requirements. Most will request credit, background and eviction checks, plus proof of funds and income. Many look for monthly income of at least three times the rent; criteria vary.

Tour with a clearer eye.

From a tailored Compass search to coordinated tours, application preparation and negotiating terms, I keep the details moving so you can enjoy finding your next home.

01 How it feels

Notice the natural light, layout and overall feel. Picture your furniture, where you would work or unwind, and whether the space suits your everyday routine.

02 How your day would work

Consider your commute, nearby places you would use and the details that matter to you, such as parking, laundry, outdoor space and room for your pets.

03 The terms that matter

We will review the rent, move-in date, lease length, deposit and any included services or fees, then discuss where there may be room to negotiate.

04 A smooth move-in

With the lease in place, we will confirm keys, timing and the details of getting settled. Once you have moved in, local resources for anything you may need are a message away, from cleaners and handymen to contractors and more.

Buying in L.A. Making it home.

Find a place to make your own, with a clear plan from your first search to the day you get the keys.

01 Start with your goals

Your lender can help you get pre-approved and understand your price range, monthly payment and cash needed to purchase. If you need a lender, I can connect you. We will explore neighborhoods, clarify priorities and work through your questions together.

02 Build your Compass search

I set up a tailored search and a shared Collection so you can save homes and add feedback. Before touring, we put our representation agreement in place.

03 Tour, compare and refine

As we tour, we will compare each home's location, layout and value. Your feedback helps refine the search around what feels right.

04 Make a strong offer

Together, we will shape an offer around your goals, with a clear strategy for price, terms and timing. Negotiations stay focused on what matters to you.

05 From acceptance to keys

Once your offer is accepted, I schedule inspections, coordinate with your lender and escrow team, and keep everything moving through the final walkthrough and closing.

Your search, in one place.

Whether you are renting or buying, Compass keeps the homes and conversations that matter together.

A COMPASS SEARCH, BUILT AROUND YOU

Once we have your budget, neighborhoods and must-haves, I will set up your Compass search. You will see matching listings and receive updates as new options come to market.

Save your favorites

Keep favorite homes in a shared Compass Collection so your shortlist stays easy to find as the search evolves.

Share what you think

Leave comments as you browse: what you love, what you would change and what feels missing. Each round of feedback helps refine your search.

Follow listing updates

Keep up with price and status changes as homes move on and off your shortlist.

Turn favorites into tours

Flag the homes you would like to see in our Collection. From there, we can confirm availability, answer questions and arrange showings.

FOUND A RENTAL ON ANOTHER SITE?

Many rentals on Zillow and Apartments.com are also on the MLS. Some owners who advertise directly may not offer agent compensation. I'll reach out to confirm before arranging showings, and you'll have my guidance from search through move-in.

Compare your top options.

Use this page to keep the details of your two top homes side by side.

	HOME A	HOME B
Address / neighborhood		
Total monthly cost		
Cash needed upfront		
Daily commute		
Parking / access / laundry		
Layout / light / noise		
Condition / work needed		
Rules / pets / restrictions		
Questions / notes		

Let's find your place in LA.

I'm excited to work with you.



Whether you are ready to make a move or still exploring what life in Los Angeles could look like, we can start with a conversation about what matters to you.

From getting to know the neighborhoods to finding the right home, you will have local guidance, a clear plan and someone looking after the details along the way.

My goal is to make the process feel as seamless as possible and help you feel at home here, with support that continues after you get the keys.

Blake Stargel

LET'S START A CONVERSATION

Tell me what you have in mind.

Share whether you want to rent or buy, your timeline and what matters most in your next home.

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A FEW TRUSTED PLACES TO GO DEEPER

California DRE: buyer representation / CFPB: understanding your Loan Estimate
California Civil Rights Department: fair housing / California Courts: rental deposits

September 2026 edition. General planning guidance; property-specific facts and your signed agreements govern. Equal Housing Opportunity. Photography: Venti Views / Unsplash; Phil Evenden / Pexels. Portrait: Compass.