

## Tips For Buying A Home

Often, taking the step to purchase your new home can seem overwhelming. Knowing the process and what is involved makes the experience pleasurable. I have provided some tips for you.

1. The First step is to get a pre-approval from a financial institution (bank or mortgage broker). In doing this you know what you can afford based on your income and debt load. Based on your pre-approval amount, decide what you are comfortable spending.
  2. Find a Realtor who you feel comfortable with. Purchasing a home is a big transaction; you want to work with someone you trust. A good Real Estate Agent knows the market and is able to
    - Explain and educate you on the home buying process, step by step
    - Find a house that meets your needs
    - Tell you what the house is worth
    - Recommend reputable mortgage brokers and home inspectors
    - Complete all the necessary paperwork
    - Help negotiate the best price you
    - Support the purchase price with comparable properties
    - Coordinate the closing
    - Be available for questions before and after the sale
- \*\*\*Using several different agents can be counter productive. A Realtor will minimize the time they spend on finding you a property if they know that you are not loyal to them\*\*\*
3. Get to know your Realtor and let your Realtor get to know you. Discuss areas you are interested in, features you would like in a home, your availability to view homes and anything you believe is important for purchasing your new home.
  4. Work with your agent. If you see a property online or drive by one, let them know immediately. They will provide you with the information on that house. From that point you can make a decision about whether to view it or not.
  5. The next step involves tours of homes with your Realtor to find one that is suitable for you. When touring the homes, take a note pad and make notes on each that you see. This will help you to make a better decision.

6. Once you have found the home you like, your Realtor will provide to information on comparable properties, in order to evaluate the asking price and the offering price.
7. After both parties have accepted the Agreement of Purchase and Sale, hire a Home Inspector to examine the property.
8. Accompany your Home Inspector during the inspection. (Your Realtor should also accompany you)
9. If all things are satisfactory (the financing, and the home inspection), complete the necessary paperwork.

**CONGRATULATIONS!!** You have bought a home. Now you can spend the time, until you get possession, getting ideas together for the house you purchased, and turning it into your home.