

Home Buying in 6 Steps

1. Do Your Homework

- Build good credit history and keep your debt low
- Focus on your savings
 - Down payment
 - Closing costs
 - Attorney, inspector & application fees
- Ask your Realtor® what the average prices are going for based on what you had in mind

2. Wants .vs. Needs

- Make a list of your needs
 - Ideal monthly budget
 - Bedroom size
 - Transportation system
- Make a list of your wants
 - Move-in ready or upgrades

3. Speak to Your Bank

- Know how much you can afford to borrow by getting pre-approved
 - Discuss what type of mortgages you qualify for with your loan officer
- Confirm what the min. down payment may be if you are looking to purchase a coop or condo

4. Start looking for “The One”

- Discuss your list, time frame and budget with your Realtor®
- Attend all showings prepared and focused
 - Bring your smart phone, tablet or note pad to take notes and pictures, if permissible.
- Prior to any showings your Realtor® should have spoken to your lender to confirm est. monthly payments so no time is wasted in the case you are ready to make an offer

5. Make an Offer

- Don't hesitate to make an offer
 - Your Realtor® will ensure that your offer is competitive but be prepared for a counteroffer
- Hire a licensed inspector & Real Estate Attorney
- Review all contracts prior to signing
- Purchasing a coop/condo? Start working on your board app. With your Realtor®
- Maintain good credit & savings and hold off on any big purchases until well after close

6. Closing and Life After

- Maintain organized files and copies of all receipts
- Set a move-in date and hire movers or plan a move party with friends
- Get to know your neighbors & explore the area
- If you're happy with your Realtor® be sure to recommend them to your family/friends

Referrals: For any referrals regarding attorneys, home buyer workshops, inspectors please do not hesitate to call or email us.



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