

A stylized sun icon composed of a white semi-circle at the top and three horizontal white bars of decreasing width below it, all centered on a solid orange background.

# 8 TIPS FOR EASY HOMEBUYING



### **1. Determine how much house you can afford.**

Your Realtor can recommend an expert mortgage consultant to determine the best mortgage for your needs. Homebuyers should work with a mortgage planner that will look at your current financial situation and create a realistic budget for your home.

### **2. Get pre-approved before seriously looking at homes.**

Many sellers require buyers to be preapproved before touring their homes and prequalification strengthens your position when making an offer.



**3. Whenever possible, work with a lender that your Realtor recommends and is comfortable with.**

Lending is one of the critical points in a real estate transaction. Working with someone your Realtor has a strong relationship with reduces uncertainty and increases your chances of a successful transaction.

**4. Buying from a builder? Take your Realtor with you.**

Most residential real estate transactions are executed using state approved contracts. These forms are developed to protect consumers. Builders usually write their own contracts and often don't have the same consumer protections as state approved forms. They are often written to the advantage of the builder, so it's wise to have an advocate in your corner when working with builders. Be sure to take your Realtor with you the first time you visit a builder.



## **5. Determine your needs, wants, and priorities.**

Brainstorm attributes of your next home. Group them into two categories: needs and wants. Prioritize within each category to keep what's most important in perspective.

- i. Wants are nice to have (i.e. granite countertops)
- ii. Needs are “musts” and things that would prohibit you from purchasing a home.

## **6. Choose one Realtor to work with that is excellent & you trust.**

Working with multiple Realtors diffuses your energy and is inefficient...it's a waste of your time and theirs. Find a Realtor you're comfortable with, enjoy working with, and that you believe will be a good advocate for you. Then team with them.



### **7. Work smart and conserve your energy.**

Unless you're an out-of-town buyer and have to see all the potential houses in a day or two, minimize the number of homes you tour. Six or seven houses is about the maximum most people can view in a day before becoming overwhelmed. Work with your Realtor to review lists of homes meeting your criteria. Make use of online searching and video tours to do the majority of screening and get a feel for what you like and what you can get for your money. Drive around to get a feel for areas you might like. Then use showings with your Realtor to thoroughly evaluate your short list of homes.

### **8. Avoid major financial changes from loan application through closing.**

Major financial changes can put your loan approval, and therefore your home purchase, in jeopardy. Avoid making major purchases for cars, furniture, or anything else that requires a credit check. Stay away from excessive credit card charges, changing bank accounts, changes in job status, or large deposits without checking with your loan officer first.

**WANT TO LEARN MORE?  
TALK TO A LOAN OFFICER TODAY.**



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