

## **Things to Keep in Mind When Buying A Home**

Buying a home can be a hair raising experience. You will go through a roller coaster of emotions while finding the right home, securing your loan and finally moving in. For most of us, a home purchase is the largest investment we will ever consider. The emotions of purchasing something so expensive can cloud our business judgment.

Most home purchasers do little or no research before they invest their nest egg. I hope this article will help you avoid common and crucial mistakes. With the aid of your Realtor® you can make good sound business decisions based on your personal situation.

When working with a buyer I always suggest a whole home inspection. A home inspection is a small cost for peace of mind. Make sure you go over your inspection and that you understand everything; if you have questions, call your home inspector.

When viewing the home, try to imagine it with your furnishings and decorating taste. Don't be swayed by the seller's furniture - it leaves with the owner.

When considering the price of a home, you should keep in mind  $\text{Income} + \text{Lifestyle} = \text{Mortgage Payment}$ . Sit down with your Realtor® and Lender and discuss your income level and living expenses. Take into account future considerations, children, add-ons, amenities, and fix-ups.

With your Realtor's® help, you should be able to view enough properties to get a good overall perspective of the home market. When you find the right home all the leg work will be worth it.

Align yourself with the right team. Choose a Realtor® with experience in your area, a Lender that puts your needs first and an experienced closing attorney. Each of them should work hand in hand for your benefit.

Be very detail conscious and check out all the cost and expenses involved in purchasing a home before you make a final

decision. Utilities, taxes, insurance, maintenance and homeowner dues (if applicable) are sometimes overlooked.

During your final walk through, be sure that all utilities are on so you can perform a thorough inspection. If possible, inspect when all furnishings have been removed so you can be sure you get a clear view of the home.

Remember loyalty breeds loyalty. Be open, honest and up front with your team. Take the time to select the right Realtor® in the beginning and your home buying experience will be pleasing and memorable.

The above information is the opinion of Deborah Burton of Deborah Burton Realty, LLC and should be used as an informational tool only.