

THE HOME BUYERS CHECKLIST GETTING READY TO BUY A HOME



WHETHER THIS IS YOUR FIRST HOME PURCHASE OR YOUR TENTH, THERE ARE A LOT OF MOVING PARTS WHEN IT COMES TO BUYING A NEW HOUSE. YOU SHOULD FEEL IN CONTROL AND CONFIDENT THROUGHOUT THIS PROCESS.

I HAVE COMPILED THIS CHECKLIST FOR YOU SO NOTHING GETS MISSED. ALTHOUGH, IF YOU FOLLOW STEP 1 CORRECTLY, YOU SHOULD HAVE ALL THE GUIDANCE YOU NEED.

HERE ARE THE PILLARS:

[Building a Foundation](#)

[The Financials](#)

[Finding Your New Home](#)

[Insuring Your Home](#)

[The Home Stretch](#)

BUILDING A FOUNDATION

STEP ONE: FIND A REALTOR

Qualifications your agent should have:

Local market knowledge

Good reviews or testimonials

Financial Knowledge - they can walk you through the numbers!

Works full time in the industry

Great time management and communication skills (ie. did they show up on time & prepared? Do they communicate with you in a way that you understand and feel comfortable with?)

Network connections (Effective real estate agents rely on their relationships. Do they work with other agents regularly?)

They should ask about your Housing Goals and future vision

STEP TWO: KNOW YOUR FINANCIALS

Maintain great credit

Pay off as much debt as you can before proceeding without hurting your money saved for downpayment & closing costs.

Your lender will be pulling your credit in the future as a part of the pre-approval process so don't worry about that just yet

Compile and save any important financial documents, including:

2 months worth of pay stubs & bank statements

2 years of tax returns & W-2's or T4's

STEP THREE: FIND A LENDER

Compare different lenders to understand the benefits and advantages of working with each. (Something as simple as a lower rate or term can save you thousands of dollars over the life of the loan.)

If your credit isn't where you want it to be, work on creating a plan with your chosen lender

Your agent may also be able to help you find someone trustworthy that they have worked with before.

THE FINANCIALS

STEP FOUR: ESTABLISH A BUDGET

Determine your downpayment amount

Saving up 20% of a home's purchase price as a down payment is often suggested, but can be hard to do in high-priced markets (If saving up 20% isn't feasible, work with your lender to create the best plan for your needs such as 3 or 5% down)

Consider other costs associated with moving (ie. closing costs, moving costs, renovation costs, new furniture, etc)

Remember that just because you're approved for a certain amount doesn't mean that you have to spend that amount. Work with your lender and agent to establish a price point and monthly payment that you will be comfortable with.

STEP FIVE: GET PRE-APPROVED FOR A MORTGAGE

Ask the lender if you qualify for any special loans, such as VA or FHA.

Get Pre-Approved; this gives you, your agent, and the lender an estimate of how much you can afford based off of your credit score and past financial documents

Work with your lender and real estate agent to determine if your file should be underwritten before submitting any offers. This will help to avoid any potential disappointments or delays during the transaction

FINDING YOUR NEW HOME

STEP SIX: THE FUN PART

Discuss your home buying wish list with your Realtor. Make sure to include:

Must haves: bed/bath number, garage, home office, etc.

Nice to haves: pool, home gym, smart home capabilities, etc.

Things to avoid: pools, busy streets, etc.

Bring along your pre-approval and lender contact information so you can discuss budget and have your agent connect with your chosen lender.

Determine different neighborhoods you might want to live in.

Have all decision makers involved, either in person or virtually

STEP SEVEN: FIND A HOME

Keep your "Must Haves" Checklist in mind.
Keep a journal or guide of the different houses you're interested in.
Take plenty of pictures to look back at.
Stay within your price range!
Bring a snack and shoes that are easy to slip on and off
Provide your agent with ANY feedback regarding the properties that you view. Both positive and negative feedback can be very helpful for an agent to find exactly what you want

STEP EIGHT: MAKE AN OFFER

Work with your agent to establish a strategy to get the most from your offer and have the best chance of it getting accepted.
Sign the offer and any additional documents!
Insuring Your Home

STEP NINE: DO YOUR DUE DILIGENCE

Find a reputable and thorough home inspector, if you need suggestions ask your agent.
A good home inspector will help to ensure that you don't end up in a "money pit," for example, a property with lots of electricity, plumbing or foundation issues.
An inspector will also report any issues found with the home that will allow you to ask for repairs during negotiations.
If work is needed to be done on the property, strategize with your agent to submit a request for repairs or offer adjustment.
Review disclosures and paperwork with your agent.
If you will be making any additions or construction to the property, such as adding a pool or a guest house, check with the city building department to ensure zoning allows for those upgrades.
Review title report with title representative and agent to ensure that there are no unknown easements or liens on the property.

STEP TEN: ARRANGE FOR HOMEOWNER'S INSURANCE

Search for a homeowner's insurance policy with great coverage at a reasonable cost. Ask your Realtor and lender for suggestions if necessary.
Some lenders require a year's worth of homeowner's insurance up front before approving a mortgage
The Home Stretch

STEP ELEVEN: FINALIZE FINANCING WITH YOUR LENDER

The lender will order an appraisal on the home to verify that the market value supports the purchase price.
Double check that your interest rates and mortgage payments are what you agreed upon.

STEP TWELVE: FINAL WALKTHROUGH OF THE HOME

Go through the house with your agent to double check everything you agreed upon in your offer is present.
Ensure that any repairs that were agreed upon in the transaction were completed.
If repairs are difficult to visually inspect, call back your home inspector or a specialist to ensure the repairs were completed correctly.
Turn on all lights and appliances to make sure that they still are in good working order.

STEP THIRTEEN: CLOSING THE DEAL

Bring everything you might need:
Form of identification (Driver's license, Passport, State ID)
Any additional payment you may need
Sign the mortgage documents!

STEP FOURTEEN: MOVE IN

Pack a "move-in" bag with the essentials for that first day while you unpack (ie. toilet paper, snacks, cleaning supplies)
Arrange to get the keys to your new home
Celebrate! You now own your new home!

HAVE ANY QUESTIONS?

USING MY **SUCCESS ROADMAP** I STRIVE TO MAKE THE PROCESS AS FUN AND EXCITING AS POSSIBLE AS WE GUIDE YOU THROUGH THE TRANSACTION FROM START TO FINISH.
LET ME KNOW HOW WE CAN HELP YOU FIND YOUR DREAM HOME.

WE SHOULD CHAT

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