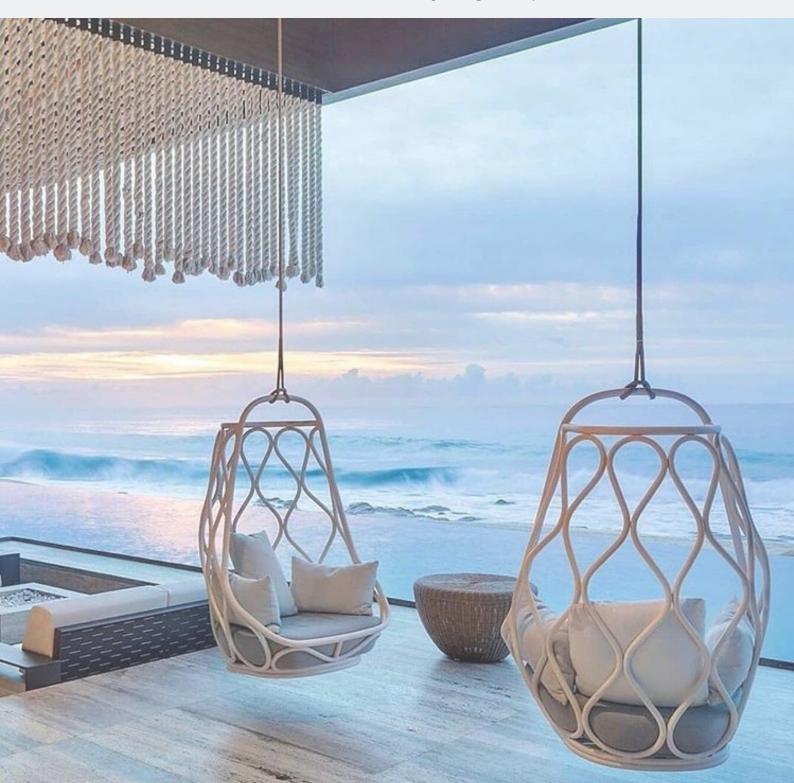
# WWW. Serving experience

to a seamless home buying experience



FREE 7 STEP GUIDE: BUYER EDITION

PAULSUMICH



Step 1.

### UNDERSTAND YOUR WHY

Be aware of the core reasons why you want to own a home so you can always go back to that when you're making decisions throughout the process. Check all that apply. To have a place to raise a My dream is to own a home family Because I'm getting To be in a specific school district married To have an investment Tired of paying rent property To rent it out for Need more space extra income BUDGET FOR ALL HOME BUYING COSTS Home Inspection / LIM / Bulders Report Settlement Costs - Solicitors etc... Homeowner's Insurance Deposit Household Rates

### KNOW YOUR BUDGE

It is common for buyers to be pre-approved for an amount more than they are comfortable spending. Instead of looking at the total number, determine a monthly budget you are comfortable with and base how much you're willing to spend on that.

Here's a quick assessment: How much of your monthly income are you willing to spend on your home?		
	As much as I can so I can have as many home features I want as possible	
	Most of it as long as there's some money leftover for a yearly holiday and my Netflix subscription.	
	Some of it but there are a lot of other things I spend my money on and I'm not willing to change my lifestyle for a house.	
	As little as possible. I just want a place to call my own.	

## Step 4:

#### FIND A LOCAL, REPUTABLE LENDER

One of your first steps in starting the home buying process should be to meet with a local lender and get pre-approved. Most sellers won't consider an offer that doesn't have a pre-approval and you'll also want to know how much you can spend before you fall in love with a home that is out of your budget.

Here are a few things you'll want to talk to a lender about:

Types of loans Deposit options Interest Rates

Settlement Costs How they communicate First-time buyer programs



	agent hop. Interview a few agents before looking at houses and who you want to represent you!
	Use an agent who's an offer writing Ninja - Someone who has strategies for competitive offer situations & knows how to educate you on how much you should offer so you don't overpay.
	Make sure you choose someone you will work well with. If you don't click, it probably isn't a good fit. You are going to be spending a lot of time with this person over the course of the next several weeks, or months. It's important that you trust them.
	Find out how they communicate. Are they easy to get a hold of? Will they communicate the way you prefer? What are their negotiating techniques? Will they work well with other agents?
0+	op 6.
	HAVE A HOME INSPECTION
	Don't skip the home inspection to "try" to save money. The cost of not having a home inspection could end up being far greater than the cost of the actual inspection.
	Understand how the Home Inspection/Builders Report works & what it is for in relation to your lending - vs what it is not for.
	Choose a reputable licensed Home Inspector and attend the Home Inspection to learn about the home.



#### PRIORITISE YOUR "MUST HAVES"

Make a list of your "must haves". Then number them in order of importance. To prevent overwhelm during the house hunting process, stick to your top 3 "must haves" no matter what.

Think of the features you absolutely won't give up. Whether that's a

most i	ic school district, garage size or first floor master - decide what's important and focus on those features first. (Typically these are es that can't be changed!)

Follow this guide to have a home buying experience without the stress!