



Define Your Goals

Keep your objectives in mind when visiting a home. Sometimes the idea of owning a home can overwhelm your practical sense, so keep your feelings in check. After home showings we can discuss the pros and cons of each home, and we can help you stay on track while still keeping our eyes out for a great property.

Get Pre-Approved For A Loan

Generally, it is recommended that you get pre-qualified for a loan before you start viewing homes with the serious intention of buying. The pre-approval process involves meeting with a lender and authorizing them to examine your current financial situation and credit history. On the basis of this examination the lender will provide you with a document that details how much you can borrow to buy a home.

By pre-qualify with a lender you'll have information about what you can afford and be able to plan accordingly. As a qualified, motivated buyer you will be taken more seriously when you make an offer on a home. Lenders can also tell you whether you qualify for any special programs that will enable you to afford a better home, especially if you're a first-time buyer.

Find the Right Home

The key is clarity about what you're looking for. What is important to you? Target your search and define your home preference priorities. How many bedrooms and bathrooms do you want, and do you need space for an office? What size house and what is your price range? Do want any special features, like a pool, fireplace or room for gardening? Other things to consider include schools, neighborhood amenities, walkability, etc. It's important to distinguish between 'must-haves' and 'like-to-haves'.

You'll want to figure the monthly mortgage payment, making sure you include property insurance and taxes when calculating the monthly mortgage payment, along with any homeowner association fees. We will provide you with a CMA (Comparative Market Analysis) for homes you are considering for purchase to determine if the asking price is a true reflection of the current market conditions.

Make the Offer

This can be a maze of escrow deposits, financing, time lines, deadlines, contingencies, and disclosures. We can prepare the paperwork and will thoroughly go through it with you before submitting your offer. Remember, the seller may reject or counter your offer, so even at this stage, avoid setting your heart on the home you hope to own. You'll probably have to write a deposit check to the seller's broker that proves the seriousness of your offer.

We will be happy to address all your questions about the offer process. Once you've created the offer, as your Realtor[®], we will present it to the seller and/or the seller's representative. At that point, the process the seller can accept your offer, reject it, or counter it to initiate the negotiation process.

Due Diligence

Get all necessary inspections done. A home inspector will check for signs of harmful materials like asbestos, lead paint and mold. They'll also check for evidence of pests, wood destroying organisms, faulty wiring and leaks. This is a crucial part of the home purchase. Not getting an inspection done means that you could be stuck in a home with a serious problem and no recourse. Inspections will cost a few hundred dollars, but are well worth it in the end.

The Final Steps

Do a final walk-through before closing the deal. We'd be happy to do this with you to make sure that everything agreed upon is completed prior to the final signing.

From the first interview that determines your requirements to the moment that you receive the keys, we can help you with the complicated process of buying a home. Don't hesitate to contact us to find out more about how we can make the home buying process easier!

Contact us for more information about purchasing a home.

keystonerealtyfl.com

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