

# Buying a Property

Finding and purchasing a home that will meet your needs now and in the years to come is a significant and often stressful time. At Real Estate of Distinction our goal is to make this transition as smooth as possible. Here are some tips that you may follow to make the search of finding your dream home seamless.

## Getting Started

Before you start looking for a home you should ask yourself a few questions:

- Where do you want to live? Do you want to be close to schools, shops or work?
- What kind of house would you like (need)? Are you looking for a particular style? How many bedrooms and bathrooms do you want? Do you want a yard?
- How much house can you afford? Have you consulted a Realtor or mortgage lender to determine the size of the mortgage you would qualify for?

Here are a few tips to help you get organized:

- Pull a credit report on yourself and make sure the information is accurate. If you find any errors take steps to correct them immediately.
- Browse real estate advertisements in the newspaper and internet. This will give you a good feel for the types of homes that are on the market and their cost.
- Visit open houses on the weekend. It doesn't cost anything to look, and looking at a few different homes might give you ideas for things you'd like in a house but haven't considered.
- Start saving money - you'll need to have cash on hand for a down payment and closing costs.
- Don't incur any additional debt. Pay down your credit cards - and don't apply for any new ones. Don't make any major purchases on credit - buy the furniture or car later.
- Contact us to help you determine how much you can afford, and they can provide you with information on homes that may interest you. We will also help you complete all of the necessary forms when it comes time to make an offer.

## Why you should work with Real Estate of Distinction

Working with a professional to buy your home is a good idea for several reasons:

- We will analyse your financial situation to determine how much you can afford.
- We are familiar with the process of buying a home and can explain things to you.
- We can easily access information on all properties for sale by Agents in your area.
- We can set up appointments for you to see homes that interest you.
- We will help you complete all the necessary paperwork when it comes time to make an offer.
- We will help you arrange financing.
- We will be there at closing to answer your questions and make sure everything runs smoothly.

## You Choose Your Real Estate Agent

Searching for your dream home can be a time-consuming experience. Working with a professional Agent will make the process much more efficient.

Since most people spend a fair amount of time with their Agent, it's important to choose a Realtor you feel comfortable with, and one who is responsive to your needs. The following questions will help you decide if a particular Agent is right for you:

- Do they return your phone calls?
- Do they ask you questions to determine what you want/need in a house?
- Do they perform a financial analysis to help determine how much you can afford?
- Do they explain things clearly?
- Do they suggest financing methods?
- Do they seem knowledgeable about the community?
- Do you feel comfortable spending time with them?