



HOUSE HUNTING TIPS

By Amy Bonis Certified Mortgage Planner amy@amybonis.com

When you're getting ready to go shopping for a home, I wanted to share some key points that will help you be prepared to make that first offer.....

1. **Know what you must have in a home vs what you would like...** I typically suggest for our clients to write out a list of what is absolutely necessary (for example, number of bedrooms) versus what you would like to have but can live without. If you are buying with another person, it's critical to review your lists together before you go house shopping, making sure you're both on the same page.
2. **Know the property type you are leaning toward...** a townhome, a single family home (remember, condos are much harder to finance). Become familiar with the area and properties you are seeking. One helpful way to do this is to create an online search with help from your buyer's agent, so that you can look at properties online ahead of seeing them in person. You'll get an idea of what's available at certain price points. This will build your confidence and knowledge base.
3. **Ask your agent to give you a copy of the standard purchase contract ahead of writing up an offer.** This is especially helpful if you are detail oriented, giving you time to process the information, and prepare questions ahead of writing up the offer.
4. **Know the market...** At the moment, the market is pretty strong and you may even have to bid over the ask price to get your offer accepted. Be prepared to be flexible on terms and make a clean offer if you decide to pursue the property.
5. **Make sure you keep in mind your preapproval amount.** Review your paperwork and email me if you have any questions about your preapproval, etc... If you are asking for the seller to pay any closing costs or need a little bit more time on your closing, make sure you talk about this with your buyer's agent ahead of making an offer on the property. Have your general preapproval letter handy (remember we wrote you a general one with no address on it when you came in to get preapproved). We gave you this so that if you could not reach us, you had something on a Sunday night to write up an offer with. If you want an address specific letter and know you are writing up an offer, please email or call us asap!
6. **If you want to update your preapproval or qualify for more or less or ask us questions, please reach out to us! (919) 414 – 4430 Happy House Hunting!**

Amy Bonis Mortgage Team (919) 414- 4430 amy@amybonis.com