

Happy Home Buying



10 Tips to Happy Home Buying

Whether you are a first time buyer or a third time buyer shopping for and buying a home is exciting, it should be fun, not stressful. As you look for the right home keep these tips in mind to help you ease through the process.



Cathy Staup is your key to Home-ownership.

1. Consult with and choose a real estate professional to work with.

The best method is a referral from someone you trust. After that, interview 2 to 3 agents preferably in person and ask— How much and what type of activity have you had in the last 6 months?

2. Be available to go looking.

Good homes at a good price go fast. Keep a flexible schedule so you are able to get out and see the new listings and price reductions as they arise, it could be the perfect home for you.

3. Remember your home doesn't exist in a vacuum.

It is more than the kitchen, bedrooms and bathrooms. It is important to consider the community amenities like parks, playgrounds and churches as well as the noise level and neighborhood activity at different times of the day. Visit your favored home on more than one occasion. Don't be afraid to talk with the neighbors.

4. When you find the right house — don't wait.

Do your due diligence and write the offer. Be prepared to purchase. Remember there is no right time to buy just as there is no perfect time to sell.

5. Don't ask for too many opinions.

I have seen many buyers fall in love with a home and later that evening talk with friends and family members who put doubt in their mind only to realize after continued looking it was the perfect home and by then it is gone.



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6. Ask questions and be sure you understand the purchase and sale contract.

Your agent will do a market analysis and help you prepare your offer to the seller. 100% of the time if negotiations don't come together the buyer always finds a better home — always!

7. Have and attend the home inspection.

The home inspection is the best introduction to your new home and how it works.

8. Stay in contact with your lender.

Do NOT make any large purchases, consult your lender before making any financial move. Review the Good Faith Estimate carefully so you understand the costs.

9. Plan ahead.

Arrange for homeowners insurance, prepare a moving schedule, you will have to set up the utilities and prepare to have the locks replaced or re-keyed once you have the keys.

10. Do a walk thru prior to signing, before you bring in the money.

A lot can happen in the weeks sometimes months it takes between the time you first saw the home and made your offer and the date of possession.

Experienced Real Estate expert, Cathy Staup of Cathy Staup Homes specializes in quality properties in Puget Sound, WA. Buyers, Investors and Sellers alike benefit from her market experience, negotiation skill and ability to adapt and excel in a constantly changing industry.

Creating confident consumers is the driving force behind Cathy's mission. In addition to traditional sales and marketing of homes and property Cathy Staup Homes offers real estate education and consulting services.

Visit www.positivepathhome.com for up to the minute real estate news and information.

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