

BUYING A HOME

Buying a home is stressful. Acknowledge it. There will be times you question every thing and even wonder if it is the right thing for you to be doing.

Pause. Take a breath. Take two.
Learn some relaxation techniques as they will be very useful.

FIRST THINGS FIRST

What is your motivation for buying your home?

Knowing and understanding why you are doing something really helps.
Write it down to remind yourself.

SECOND

Who else is involved with the decision?
It could be family, a partner, your children.
How influential will they be on your decision?
Are they contributing financially?
Will they be living with you?

Knowing and understanding these influencers will help you when you are working through any decisions.
I cannot emphasise this enough. If the home is for you and you alone then your needs and wants MUST come first.
Too many voices in your head will increase your stress.

THIRD

Know what you want and what you need.
Write it down.
Be clear.

If something is a non negotiable (your home absolutely must have this feature/benefit) then write this down too. When you are coming to a final decision about the home to buy then this reminder is essential.
We can easily swayed by something (those influencing voices, the real estate agent, the plant in the front garden, the price etc)



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Advise Assist Advocate

BUYING A HOME CONTINUED

FOURTH

Understand your financial position

How much can you spend?

How much do you want to spend?

What is your uppermost limit?

Know where you are getting the deposit from and how long it will take to access it.

If you are borrowing money then you will need to know

How much you are borrowing

how long it will take for UNCONDITIONAL APPROVAL

Which lending institution you will be borrowing the money from

FIFTH

Understand who else will be involved in this process.

Building and Pest Inspectors

Bank/broker

Conveyancer

Agent you are buying from

Your Advocate

SIXTH

Understand the time frames involved

Buying first, Selling first, both

What Settlement time do you need?

How long will you ask for on the Contract?

SEVENTH

Understand your stress points

Your list of wants, needs and your MUST HAVE

Influencers

Money

Timeframe

The more you understand and can anticipate then the smoother the process will be.

If you are buying independently (by yourself) then be cautious as to who you listen to as they most likely will have a vested interest of some type.

Remember, you can always book a MEET-UP if you need help.



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