

DETERMINING YOUR REAL ESTATE OPTIONS >

ABOUT YOUR HOME >

- Budget**
How Much Are You Willing To Spend On A New Home? This Will Determine Neighborhoods, Home Sizes And Types You Can Afford
- Home Size And Features**
Of Beds/Baths, Maintenance Considerations (Newer Vs Older Homes), Features (Open Floor Plan, Large Yard, Pool, Etc)
- Accessibility**
For Those Who Have Disabilities And Need Wheelchair Ramps, Wider Doorways And First Floor Bedrooms

LOCATION AND NEIGHBORHOOD >

- Location**
Proximity To Work, Family/Friends, Desired Amenities, Urban Vs Suburban Vs Rural Preferences
- School Districts**
Quality And Reputation Of Schools Are Important If You Have Kids
- Safety And Crime Rates**
Safety Concerns Can Influence Neighborhood Choices And Security Features You Might Want To Consider
- Lifestyle And Cultural Fit**
The Demographics Or Vibe Of The Neighborhood Might Be Important Based On Your Lifestyle And Personal Values
- Public Transportation And Infrastructure**
Availability And Convenience Of Public Transportation, And Quality Of Roads And Other Infrastructure

FINANCIAL CONSIDERATIONS >

- Long Term Goals**
Is This A Forever Home, Short Term, Or Investment Property? Your Long Term Plans Might Affect The Type Of Property You Should Buy.
- Future Resale Value**
Consider Potential Growth And Development Of The Area. Buying In Up-And-Coming Areas Might Result In A Higher Return On Investment Tax Implications That Can Affect Your Monthly Costs (Property, State Income, Sales Tax)



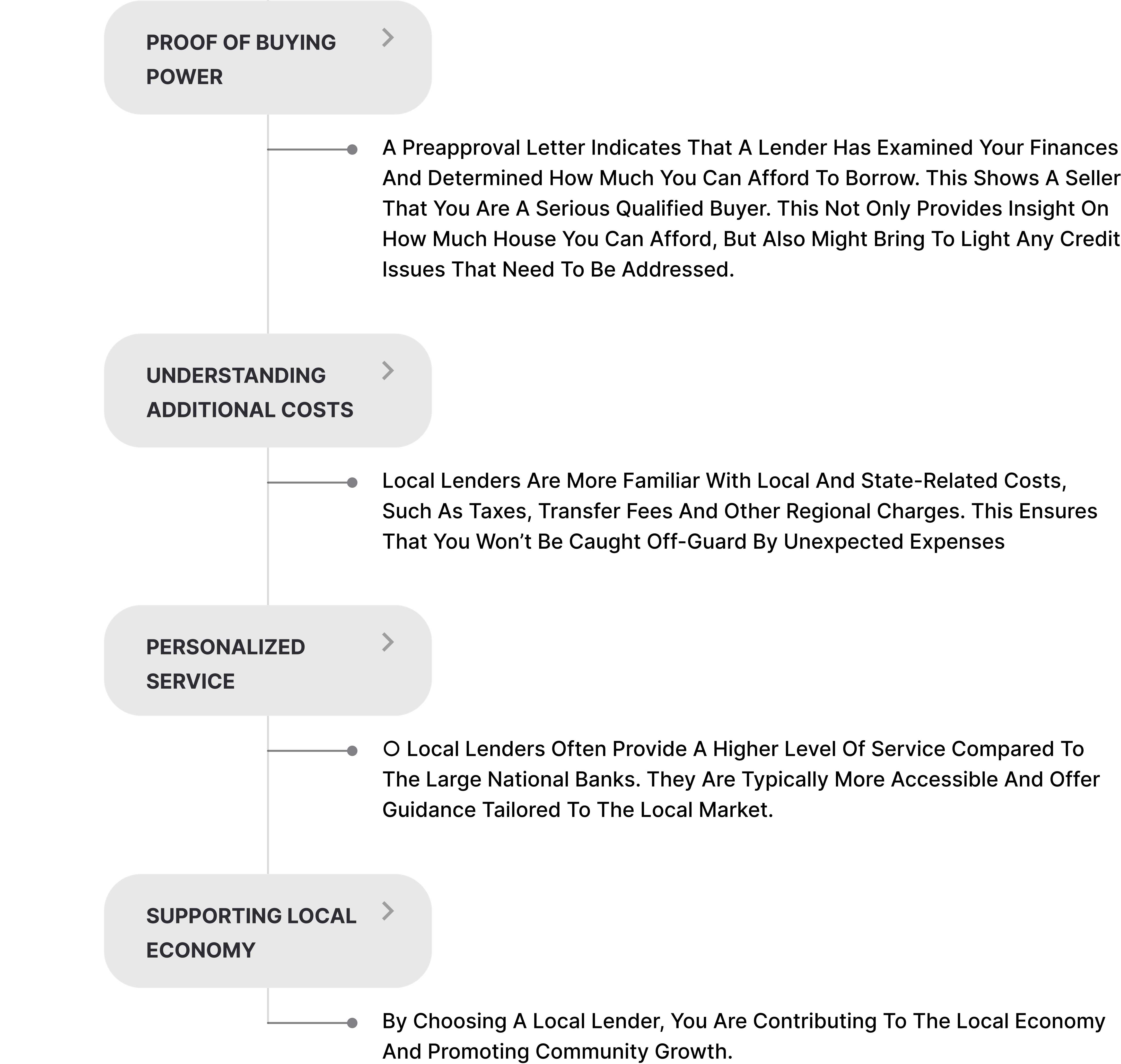
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OTHER
CONSIDERATIONS

- Healthcare Facilities**
Proximity To Hospitals, Clinics And Other Healthcare Providers
- Employment Opportunities**
Proximity To Potential Job Opportunities, Especially If Relocating Without A Job Already Lined Up
- Recreational And Social Activities**
Proximity To Parks, Shopping, Restaurants, Bars, Etc
- Local Regulations**
HOA Covenants/Restrictions, Local Zoning Laws, Or Anything Else That Might Affect Your Plans For The Property
- Market Conditions**
Are You Moving To A Buyer Or Seller’s Market? This Can Affect Your Negotiation Powers



GETTING PREAPPROVED. IF YOU PLAN ON FINANCING YOUR PURCHASE, GETTING PREAPPROVED WITH A LOCAL LENDER CAN STREAMLINE YOUR HOME BUYING PROCESS SIGNIFICANTLY. HERE’S WHY IT’S IMPORTANT



FINDING YOUR NEW HOME >

STEPS INVOLVED
AND THINGS TO
CONSIDER >

- **Research The Area**
Use Online Resources, Local Forums, And Publications To Get A Feel For Neighborhoods, Amenities, Safety, Schools, And Other Critical Factors
- **Define Your Priorities**
List Out Your Must-Haves And Your Wants
- **Get Pre-Approved**
- **Find A Local Relocation Specialist Realtor**
- **Conduct Online Searches, Get MLS Portal Access From Realtor**

LOOKING AT HOMES
FROM A DIFFERENT
STATE >

- **Virtual Tours**
Request Virtual Walkthroughs Or Arrange Live Video Tours With Your Agent
- **Local Contacts**
If You Have Friends Or Family In The Area, Have Them Tour The Homes With Your Realtor And Give You Their Feedback On The Homes
- **Online Resources**
Use Google Street View To Explore The Neighborhood, And Look Into Local Forums, Community Websites, And Social Media Groups For Unfiltered Feedback On Areas And Even Specific Properties.



FINDING YOUR NEW HOME >

BUYING A HOME
WITHOUT SEEING IT
IN PERSON >

HOW IN THE HELL CAN SOMEONE DO THAT?

- **Contingency Clauses**
When Making An Offer, You Can Make It Contingent Upon Satisfactory Viewing In Person
- **Professional Home Inspection**
An Inspector Will Provide A Detailed Report About The Home's Condition. This Can Give Peace Of Mind And Avoid Costly Mistakes
- **Detailed Documentation**
Request Property Disclosures , Recent Utility Bills, HOA Rules (If Applicable) And Any Other Relevant Documentation.
- **Communicate Regularly With Your Realtor**
They Are Your Primary Guide And Can Provide Insights That Might Not Be Apparent From Photos Or Videos
- **Title Company**
Conducts A Thorough Title Search To Ensure There Are No Liens Or Issues With The Property's Ownership
- **Visit Before Closing, If Possible To Ensure You Expectations Are Met**
- **Insurance**
Consider A Home Warranty Or Insurance That Covers Any Unforeseen Issues After Closing

