

Before Starting to Search

- Get educated on the current market by sitting down with your Realtor. It doesn't cost anything and the knowledge gained will save huge amounts of time and money moving forward. ***This needs to be done FIRST.
- Get pre-approved before looking at homes:
 - learn your credit score
 - establish what you are comfortable spending as a monthly payment
 - define your price range, as this is a large factor in your search
- Write your "must have" criteria on a separate list than your "we'd like" criteria and focus mainly on the former list. This helps elevate the best homes while you are selecting one.

While Viewing Homes

- Check the neighborhood and remember the saying "location, location, location!"
- Attempt to locate the property lines and corners.
- Things to look for outside that can be expensive to fix:
 - roof condition and type - does it need fixed/replaced?
 - siding condition and type - does it need painted/replaced?
 - window condition and type - do they need replaced/updated?
- Analyze the floor plan layout - will it work for your needs?
- Things to look for inside that can be expensive to fix:
 - flooring condition and type - does it need cleaned/replaced?
 - check for leaks and swelling in bathrooms at toilet and tub/shower
 - check for smells / odors from animals or smokers (this can typically be remedied)
 - depth of garage - will my car fit inside?
 - list questions or items to follow up on

During Offer / Contingencies To Be Met

- Submit a strong offer with a reasonable amount of earnest money.
- Get a copy of the CC&Rs and Road Maintenance Agreement (if applicable).
- Hire a professional home inspector.
- Make sure you confirm what stays or goes (appliances, yard décor, etc).