

# Orchard

## The Complete House Hunting Checklist for Home Buyers

Address:	<input type="text"/>	Asking price:	<input type="text"/>
Neighborhood:	<input type="text"/>	# of bedrooms:	<input type="text"/>
		# of bathrooms:	<input type="text"/>
Year built:	<input type="text"/>	Annual Taxes:	<input type="text"/>
		HOA fee:	<input type="text"/>
		Square feet:	<input type="text"/>
Walk score:	<input type="text"/>	Commute time:	<input type="text"/>
		School district:	<input type="text"/>

EXTERIOR	GREAT	FAIR	POOR	NONE	FEATURES	GREAT	FAIR	POOR	NONE		GREAT	FAIR	POOR	NONE
View/Yard/Landscaping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Home warranty	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Kitchen	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lawn (front)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Energy saving features	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Cabinets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Yard (back)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						Countertops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Irrigation/sprinkler	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>						Dishwasher	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
House type	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	INTERIOR					Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Exterior siding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Walls/trim/ceiling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Oven/stove	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Deck	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Windows	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Microwave	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Patio	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Flooring	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Light fixtures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Porch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Stairs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Backsplash	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Pantry	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Windows/Doors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Living room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Island	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roof	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Den	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Basement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fencing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Dining room	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Garage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
					Primary bedroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>					
HOME SYSTEMS					Bedroom 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	COMMUNITY				
Electrical	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Bedroom 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fans	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Bedroom 4	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Air Conditioning	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Primary bathroom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heating	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Bathroom 2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Proximity to airport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Security	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Bathroom 3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Intercom	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Half Bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	House value relative to area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### QUESTIONS:

- When are offers due?
- Why are the owners selling?
- Is the house selling as is?

### NOTES:

# HOME BUYING IN 6 STEPS

## 1 Get Ready for Home Ownership

- Build a good credit history
- Get mortgage pre-approval
- Find out what type of mortgages you qualify for
- Consider hiring an attorney to review all contracts and agreements associated with the home buying process
- Save up for a down payment (typically 10-20% of property's value; if FHA-qualified, then possibly less)
  - Consider closing costs which can include taxes, attorney's fees, and transfer fees
  - Consider utilities and monthly bills, such as homeowner's assessments

## 2 Find a Real Estate Professional

- Get a referral from friends, family, and work colleagues, or search realtor.com® and look for real estate yard signs and advertisements
- Ask the real estate professionals you interview about buyer's representation contracts and agreements; make sure you understand the terms
- Explain your needs and expectations to the real estate professional you choose to work with

## 3 Find the Right Property

- Determine what is important to you, such as particular schools, neighborhood amenities, monthly mortgage payment, public transportation, walkability, etc.
- Make sure you include home owner's assessments, utilities, and taxes when calculating the monthly mortgage payment

## 4 Finance the Right Property

- Contact your mortgage broker or lender
- The lender or attorney will run a title search to ensure there are no clouds on the title
- Make sure you understand the financing terms—ask the lender for clarification, if needed

## 5 Make an Offer

- Ensure the property is inspected by a licensed home inspector
- Acquire title insurance
- Make sure the title is clear, or make your offer contingent upon title clearance
- Read all contracts before signing—make sure you understand all of the terms, ask questions
- Place a competitive bid and be prepared to make a counter-offer
- Keep your credit score stable and in-check by waiting to purchase any big-ticket items until long after the closing
- Only one offer will result in a sale, so be prepared to move on if your offer is not accepted

## 6 Closing and Life After the Big Purchase

- Protect your new asset by obtaining insurance such as homeowner's, flood, disaster, and fire
- Weatherproof your new home
- Maintain files—digital or print—for all warranties, insurance documents, contracts, etc.
- Keep original closing documents in a safe place, preferably outside the home (such as a safety deposit box)
- Set up utilities bills in your name, maintain files
- Implement desired aesthetic changes such as painting, minor construction, and re-flooring
- Set a move date and hire movers or plan a move party with your friends
- Get to know your neighbors and explore your new neighborhood
- If you're happy with the work of your real estate professional, be sure to recommend her/him to friends and family



NATIONAL  
ASSOCIATION of  
REALTORS®

# THE HIDDEN VALUE OF HOMEOWNERSHIP

Owning a home doesn't just help you build wealth. It also impacts your life and your children's lives. Here are some of the specific benefits homeowners may enjoy over renters:



Homeowners are healthier and live longer.



Owning a home reduces the likelihood of divorce.



Homeowners are less likely to suffer from depression.



City homeowners are less likely to be victims of crime.



Children of homeowners often achieve a higher level of education.



Children of homeowners are likely to earn more over their lifetimes.



Children of homeowners have significantly lower teen dropout and pregnancy rates.



Homeowners are more likely to be involved in neighborhood groups.



Homeowners have a better understanding of politics and are more likely to vote.

Sources: National Association of Realtors®, Journal of Epidemiology and Community Health



FloridaRealtors®  
The Voice for Real Estate® in Florida



# EXTERIOR PROJECTS THAT NET YOU CASH

Thinking about improving your yard?  
Here are the projects that provide the greatest return when you sell.



Source: National Association of Realtors,  
2018 Remodeling Impact: Outdoor Features

  
**FloridaRealtors®**  
The Voice for Real Estate® in Florida