THE DELIA GROUP

REAL ESTATE PROFESSIONALS
248.733.5812

HOW TO KNOW IF A HOME IS “THE ONE”

A Practical Guide for Buyers to Make Confident Decisions



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INTRODUCTION



Buying a home is one of the biggest financial and emotional decisions you'll ever make. It's easy to get swept up in the excitement, but knowing whether a property is truly right for you requires both instinct and structure.

This guide will help you:

- **Identify the "green flags" that signal a good fit**
- **Balance emotion with logic so you don't second-guess later**
- **Use proven strategies to evaluate homes with confidence**

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START WITH THE FEELING

Often, your first clue comes from emotion. If you can see yourself living there—not just touring—it's worth paying attention.
Questions to ask yourself:

- **Do I feel calm and comfortable, or tense and uneasy?**
- **Can I imagine waking up here and enjoying my daily routines?**
- **Do I feel excited to share this space with friends and family?**

💡 Pro Tip: A home should inspire a sense of belonging, not just check boxes on a list.

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LOCK IN YOUR NON-NEGOTIABLES

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Excitement can cloud judgment, which is why defining your top 5 must-haves before shopping is critical.

Examples of non-negotiables:

- **Location (commute, schools, neighborhood vibe)**
- **Number of bedrooms/bathrooms**
- **Safety features or accessibility needs**
- **Lot size or outdoor space**
- **Price ceiling you won’t cross**

💡 **Pro Tip:** Write them down. When emotions run high, your list will keep you focused on what truly matters.

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TEST THE FINANCIAL COMFORT ZONE



Lenders may approve you for more than you're comfortable spending. That doesn't mean you should max out.

Key factors to evaluate:

- Mortgage payment + taxes + insurance + HOA = real cost
- Utility averages (ask sellers or neighbors if possible)
- Cushion for maintenance, repairs, and lifestyle expenses
- Emergency fund after closing—don't drain it all on the down payment

💡 **Pro Tip:** Aim to keep housing costs under 30% of your monthly income for long-term comfort.

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LIFESTYLE FIT CHECK

Your home should make daily life easier, not harder. **Ask yourself:**

- Is the commute realistic at rush hour?
- Are parks, gyms, groceries, and healthcare nearby?
- Do the noise levels, lighting, and neighborhood feel match your personality?
- Does the floor plan support how you live—work-from-home, kids, pets, or hobbies?

💡 **Pro Tip:** Visit at different times (morning, evening, weekend) to get a full sense of the area.

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CONDITION & RISK AWARENESS

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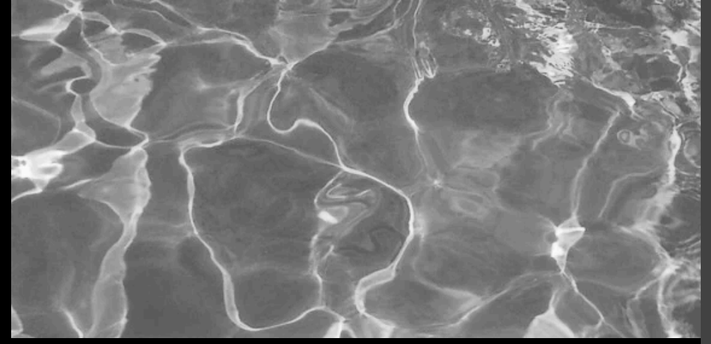
A “dream home” can turn into a financial nightmare if you overlook big-ticket repairs.
Watch for:

- Roof age and visible wear
- HVAC, plumbing, and electrical systems
- Foundation cracks, water damage, or mold
- Window efficiency and insulation levels

💡 **Pro Tip:** Always budget for repairs. Even newer homes may need small updates, while older ones could hide major costs.

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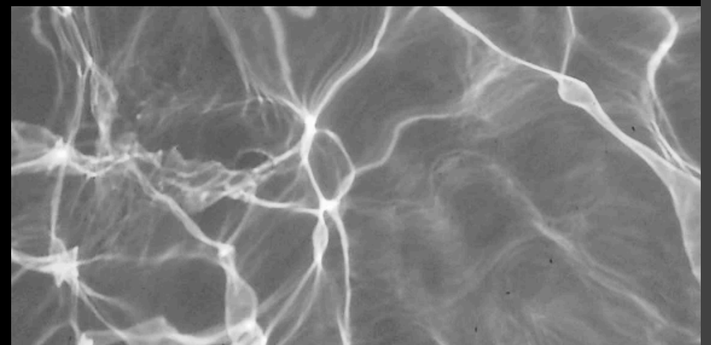


RESALE & FUTURE POTENTIAL

The right home serves you today and protects your investment tomorrow. **Think about:**

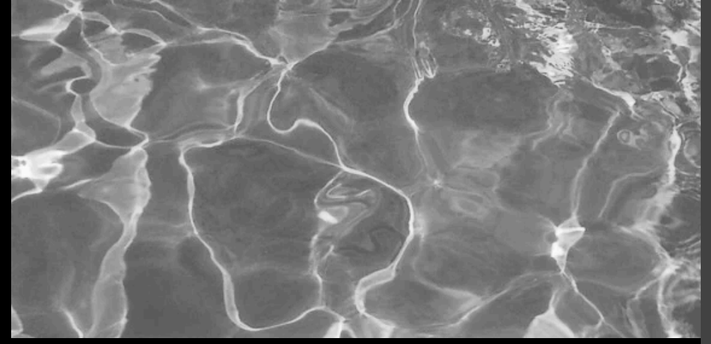
- **Layout:** Is it functional and appealing to a broad range of buyers?
- **Storage and parking:** Constantly in demand.
- **School districts and location reputation:** Often a big resale driver.
- **Expansion potential:** Can you add on, finish a basement, or upgrade later?

💡 **Pro Tip:** Even if you don’t plan to sell soon, your future self will thank you for choosing with resale in mind.

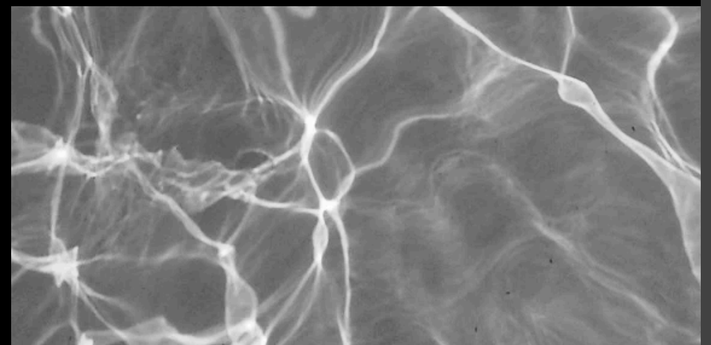


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THE 10-MINUTE DECISION GRID



After a showing, it’s easy to confuse homes. A scoring system keeps it clear.
Rate each category 1–5:

- **Fit** (meets must-haves)
- **Condition** (major repairs needed?)
- **Location** (daily life convenience)
- **Price/Terms** (within comfort zone)
- **Resale** (future buyers will want it too)

💡 **Pro Tip:** Take 2–3 minutes to jot quick notes about deal-breakers or highlights. When comparing later, the best choice often reveals itself.

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FINAL THOUGHTS

The right home isn’t just about falling in love—it’s about finding a place that feels right and works for your life and finances.

By combining instinct with a clear evaluation process, you’ll:

- Avoid buyer’s remorse
- Feel confident in your decision
- Protect your long-term investment
-

📩 Want our fillable “Decision Grid & Scorecard” to make comparing homes easier? Reach out today—we’ll send you the tool and help you navigate your next move with clarity.



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