

Top 10 Tips for Buyers

1. **Go In With A Plan:** It's helpful to start the buying process with an eye to the future. If you're moving within five years, choose a home requiring minimal investment for repairs and upkeep. If you're setting down longer roots, then feel free to look at properties with an eye towards renovation and other improvements.
2. **Know Your Credit Rating:** Plan on cleaning up your credit report and doing an assessment of your financial status. Order copies of your credit report in advance to allow time to clear up any discrepancies. Visit our Mortgage Center for further information.
3. **Get Photos:** After seeing a dozen homes, you may forget the one with the spectacular kitchen. You might want to bring a camera with you, or grab a disposable one to snap some photos. You'll also want to jot down some notes to help you remember.
4. **Don't Worry About 20%:** Don't worry if you can't put down the usual 20%. Check with your lender for alternatives - they're out there.
5. **How Are The Schools?:** Buy in a district with good schools. Even if you don't have kids, this will add to the resale value and make selling your home easier.
6. **Do Your Research:** Before bidding, be sure to research the other homes in the area. You may love the house, but does the neighborhood support the price? A good agent can educate you on all the factors involved in home pricing.
7. **Watch The Listing Dates:** Pay attention to the original listing dates of properties. Sellers who have had their home on the market for a while may be more flexible on the price.
8. **Look For Low Rates:** When interest rates are low, opt for a fixed mortgage. Keep a sharp eye on rates - you can sign up for an automated 'Interest Rate Watch' in the Info Center.
9. **Hire Your Own Home Inspector:** They can help determine what needs fixing in the home.
10. **Seek Out Professionals:** No one knows your local market better than a real estate professional. Having an agent who you feel comfortable with and who is looking out for your best interests is the smartest move you can make when buying a home.

Source: Coldwell Banker Real Estate Corporation