



Thomas Ervin

Let's Talk About Real Estate

“DO'S AND DON'TS OF HOME BUYING”

I am often asked for some simple rules to remember when buying real estate. Here is a list of my do's and don'ts to keep in mind.

DO take time to analyze the important features you really want in a home and hold on until you find them. If you need eating space in the kitchen, be sure you get it in the next home.

DON'T purchase a home that is considerably more expensive than other homes in the neighborhood. The surrounding homes will drag your value down rather than lift it up.

DO investigate the quality of the local school system. Whether you have school age children or not, school systems do have a dramatic effect on the value of residential real estate.

DON'T be too quick to purchase a home on a busy street or one that adjoins any non-residential structures. The reason that you may be able to purchase one of these at a good price is the same reason that a subsequent buyer will expect a price concession from you.

DO study the floor plan to be sure that it has the number of bedrooms and bathrooms that are normally desired in this price range. Will the traffic pattern be livable on a daily basis?

DON'T buy a home because of the decor alone. Does it also have the features that you need? I have seen buyers emotionally flip over decor and furnishings and overlook the lack of some important essentials.

DO investigate the ongoing costs of owning this particular home including taxes, utilities, and maintenance. You may be able to buy it but unable to keep it up over the long run.

DO seek the help of a competent Realtor® who can guide you through all the phases of the home buying process.