



## WHY USE A REALTOR WHEN BUILDING?

Ask anyone who has built a home and chances are they'll tell you it's a difficult process fraught with many choices and challenges. The payoff, however, is having a home where you've hand-picked each paint hue and door handle.

Putting a Realtor on your side when building a home is the smartest move you can make to ensure your dream home doesn't become a nightmare. As a Realtor, Audrey can help you decide if building is right for you, advise you on building the right house for your needs, act as a buffer between you and the builder, and help you avoid costly mistakes in the building and purchasing phases. Best of all, you pay nothing more for having a realtor on your side!

### Is Building Right for You?

Put simply, building a home isn't right for everyone. A good Realtor can help you determine if building is right for you, or if perhaps buying an existing home is a smart move. For example, do you care if your paint is "scone" or "sand?" Do you have passionate opinions on brushed vs. nickel-plated aluminum?

### Building the Right House

Once you've decided to build, there are many important decisions to make. Which neighborhood? Which lot? Which floor plan?

As a Collin County resident who built their home and an experienced Realtor, Audrey knows the floor plans of the builders in the Collin County and surrounding areas.

### A Buffer Between Buyer and Builder

Communication between builder and buyer is often the difference between a great experience building a home and a terrible one. Builders want you to have the home you desire, but also have tight construction deadlines. An experienced Realtor stays one step ahead of the game to ensure you get everything you've dreamed of and the home stays on schedule.

If problems ever arise, a Realtor can "go to bat" for you; making certain that your home is nothing less than perfect.



*Provided by Audrey Reed. REALTOR ... Always providing 5 Star Client Care!*  
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## **Avoiding Costly Mistakes**

The choices you make while building a home have a direct effect on the home's resale value. Audrey has experience helping people build homes and even built her own home. With her experience she's helped her clients get the most bang for their buck by:

- ☆ Selecting the right builder
- ☆ Negotiating the best price before construction
- ☆ Finding a personally compatible neighborhood
- ☆ Choosing lots with permanent premium views
- ☆ Choosing lots with favorable microclimates
- ☆ Catching construction problems as they happen
- ☆ Avoiding functionally obsolescent floor plans
- ☆ Lending an experienced and objective eye to design details
- ☆ Resolving all concerns before closing

As an experienced Realtor, Audrey doesn't just help clients fix problems, she helps them prevent problems. And an ounce of prevention can be worth tens of thousands of dollars when it comes time to sell your home.

## **When Building You Pay Nothing for a Realtor**

Most builders have a model home you can tour, staffed by a real estate agent. While these agents are helpful, it's important to remember that they are paid by the home developer.

Why not bring your own Realtor whose sole purpose is to protect your interests? Home builders have a set structure for how they price their homes, and it costs you nothing to bring your own realtor.

**IMPORTANT:** Due to home developer rules, you **MUST** bring your realtor with you **IN PERSON** the **FIRST** time you tour a model home. If you come unrepresented, your Realtor may not be allowed to represent you during the build process.

**With an upside of an experienced voice working for you to get the best home for the best price without the headaches and costly mistakes, and a downside of nothing, the question isn't **"WHY USE A REALTOR WHEN BUILDING?"** The question is **"WHY NOT?"****