

Your Guide to



Buying a Home

Part 1: The Big Picture



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If you are reading this you are probably thinking about buying real estate. It can be exciting and scary, and there is a lot to coordinate, so get ready to have a few new experiences!

Most people think that the first step to buying a house is looking at houses – but there is so much more to do before you start looking that will make your life easier!

In this book we will give you an overview of what will happen between now and when you have the keys to your new home, the big picture. Want details and tips for each step of the process? Download our other eBooks

As you go through this don't forget that you have a team on your side. Ask the professionals that you have working for you – your lender, closing agent, attorney, REALTOR®, accountant, appraiser, inspector, the list goes on and on! They are on your team and ready to help you.

This is one of the biggest purchases of your life. We understand that. We would be honored if you select our agency to guide you through it. Let's work together to make this easy and fun.

Kathleen & Bonnie Seide
a mother/daughter team

Before You Buy

Get Your Finances in Order

Before you start looking for a new home, it's crucial that you shore up and evaluate your finances. This will give you a strong foundation to buy a home and keep you realistic about your options.



Make a Budget



Save



Don't Change
Jobs



Payoff Your
Debt

Write Down Your Goals

Start considering why you want to move. What do you want to accomplish?

Most people who start looking for a home don't really know what they like and don't like about the place they are living in now. It's hard to find the perfect home until you can define what 'perfect' means to you.



Timeframe



Lifestyle



Location



Must have
features



Things you hate

When You are Ready to Buy

Buying a home should be fun, not stressful. As you look for your dream home, keep in mind these tips for making the process as peaceful as possible.



Find a lender



Find an
agent



Your price
range



Ask lots of
Questions

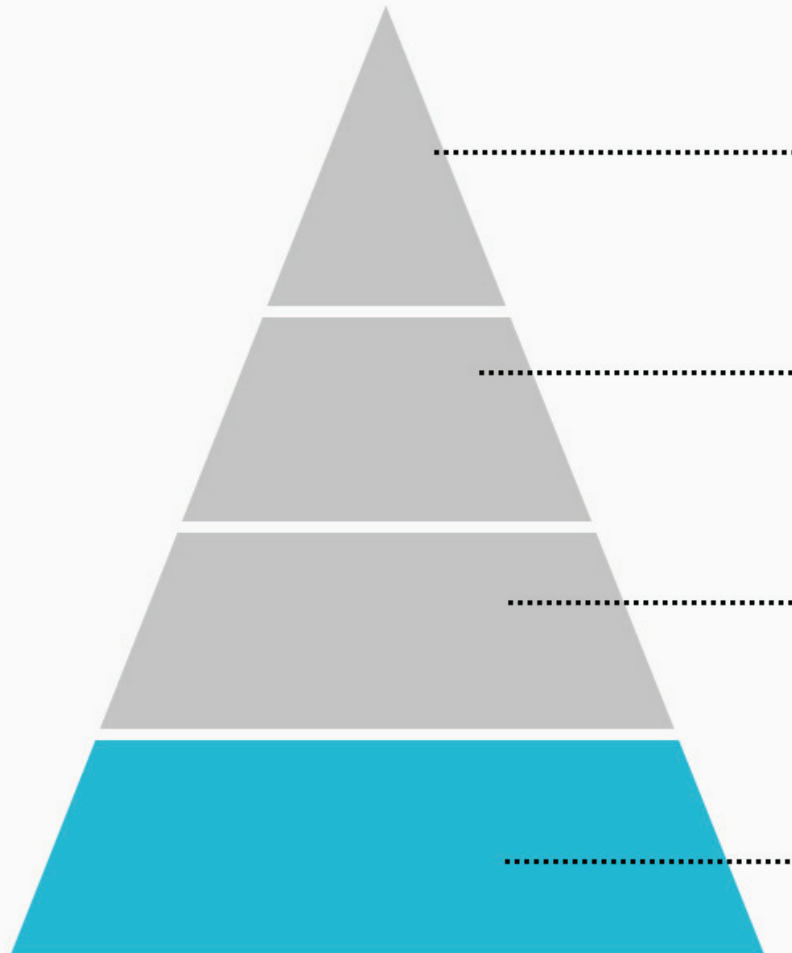


Drive by
morning,
noon, and
night



Think long
term

Home Search Factors



Condition

Barring serious structural issues, this is the easiest factor to change.

Size & Type

Homes come in all shapes and sizes. Which one is right for you?

Price

While there may be some room for negotiation, your budget has limits.

Location

This is the most important factor, and the one you can't change.

Making an Offer

Don't let your heart take over, this is business. Most people ride an emotional rollercoaster during this step. If you know what you need and what you are willing to live without ahead of time you can make this a much smoother ride.



Research
market value



Know your
walk line



Look at
future repair
costs



Be ready to
make a
decision



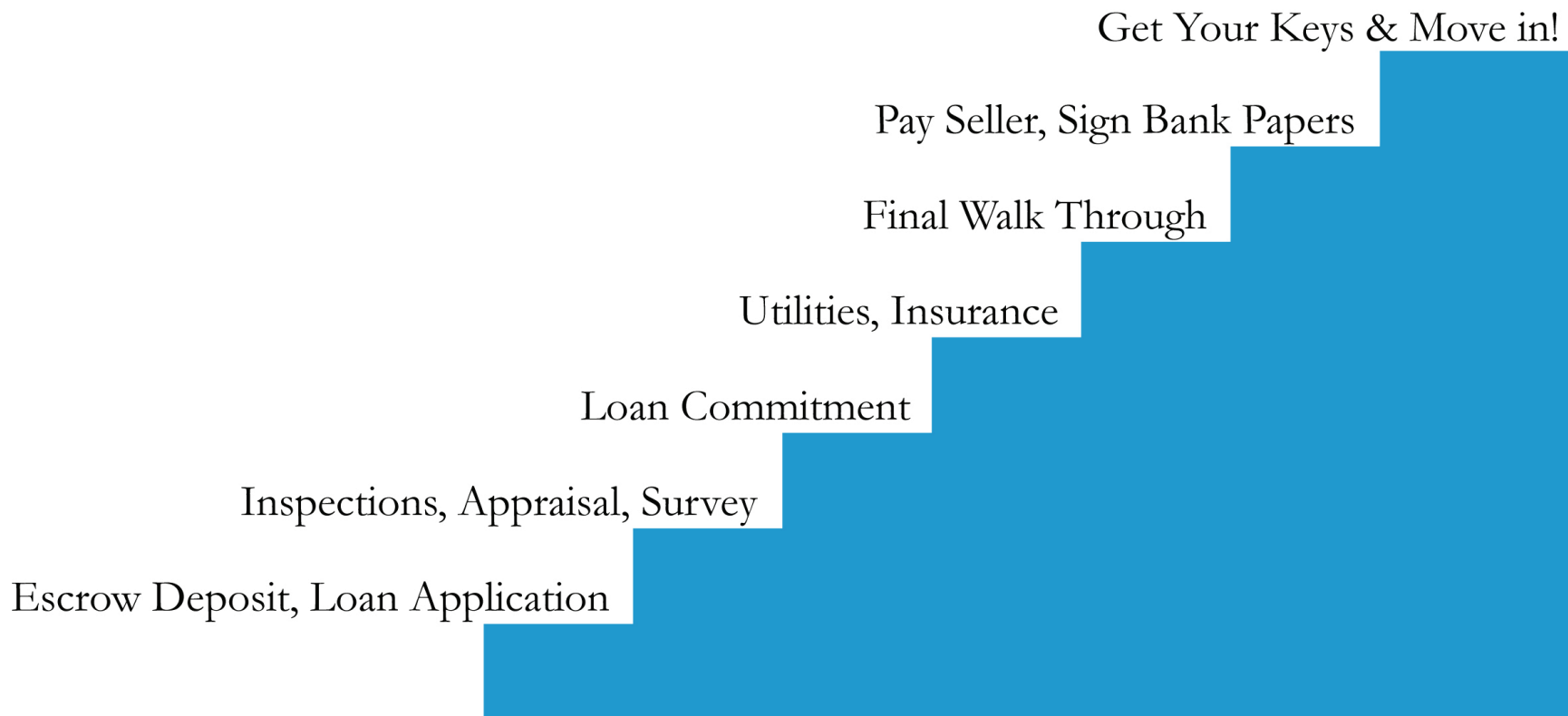
Read your
contract



Put
everything in
writing

Closing the Deal

The professionals on your team understand how all the pieces come together, and will guide you to closing step by step. There are a lot of small steps, but everything is spelled out in your contract so that everyone understands their responsibilities. It's time for you to start packing.



Seven Reasons to Own Your Home

In case you are still deciding whether or not to buy a home, here are some things to think about. To calculate if buying is the best financial option for you, use the “Buy vs. Rent” calculator at www.GinnieMae.gov

Freedom

The home is yours. You can paint the walls any way you want and hang your pictures on the walls (with real nails). You can benefit from your investment for as long as you own the home.

Stability

Staying in one neighborhood for several years gives you a chance to be part of community activities, it lets you and your family establish lasting friendships, and offers your children the benefit of educational continuity.

Tax breaks

The U.S. Tax Code lets you deduct the interest you pay on your mortgage, your property taxes, as well as some of the costs involved in buying your home.

Appreciation

Real estate has long-term, stable growth in value. While year-to-year fluctuations are normal, median existing-home sale prices have increased on average 6.5 percent each year from 1972 through 2005, and increased 88.5% over the last 10 years, according to the National Association of Realtors®. In addition, the number of U.S. households is expected to rise 15 percent over the next decade, creating continued high demand for housing.

Equity

Money paid for rent is money that you'll never see again, but mortgage payments let you build equity ownership interest in your home.

Savings

Building equity in your home is a ready-made savings plan. And when you sell, you can generally take up to \$250,000 (\$500,000 for a married couple) as gain without owing any federal income tax.

Predictability

Unlike rent, your fixed-mortgage payments don't rise over the years so your housing costs may actually decline as you own the home longer. However, keep in mind that property taxes and insurance costs will increase.

Pick us! Pick us!

We'd love to help you take the next step. If you are still undecided, here are some of the things our past customers have to say about us.

Call or email us to set up your first meeting. (352) 373-0034 info@we-promise.com

“With electronic signatures, creating virtual layouts from pictures taken on site and electronic reminders at each step of the process, Seide Realty brings realty into the 21st century.”

Terry Tokash in Benwood Estates

“Bonnie and Kathleen Seide are knowledgeable and easy to work with. They took care of all the details and helped me purchase the perfect home. I would certainly recommend them!”

Nathan Hanson

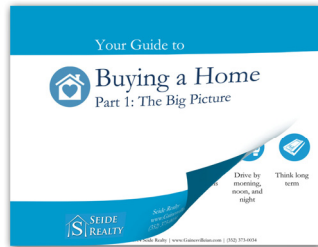
“My wife and I bought our home sight unseen and Bonnie and Kathleen made it seem as if we were there every step of the way... Excellent service by outstanding people.”

James and Susan Story

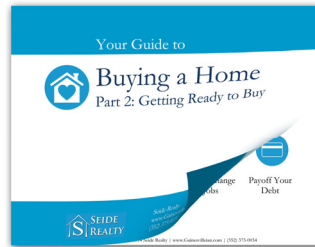
A Beginner's Guide to Buying Real Estate

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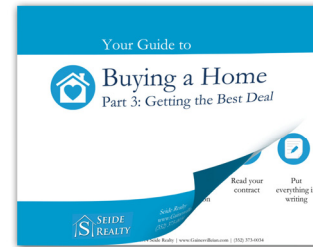
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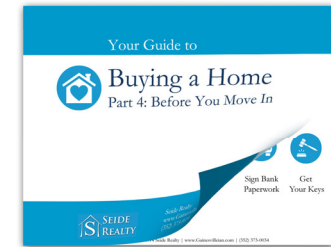
The Big Picture



Getting Ready to Buy

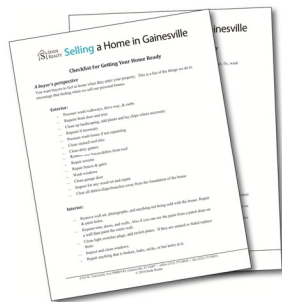


Getting the Best Deal



Before You Move In

Selling a Home in Gainesville



Checklist for Preparing Your Home for Sale

Thank You

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