



First Time Home Buyers – A Quick Start Guide

You can successfully purchase a home! Starting with these few easy tips will help ensure a smoother transaction and more informed decisions. Before starting this process **choose a Realtor** that you are comfortable with and that you can clearly communicate with. Your Realtor can help guide you smoothly through these steps starting with providing you a list of reputable lenders that they have built a relationship with through successful closings and excellent customer service!

#1 – Work with a Lender! Don't Move Your Money Around or Make Any Large Purchases

A lender wants to see that you are stable, reliable and have the income necessary to handle your current and future obligations. One of the quickest ways to sabotage your dream of owning your own home is to not seek the advice of a knowledgeable Loan Officer approximately 3-6 months in advance of your planning to purchase a home. A great Loan Officer will guide you through a simple plan to address any issues and ensure your financial health before moving forward with the loan process. This will help improve your chance for the lowest interest rate and to resolve any hidden issues before they become a major problem down the line. They will also inform you of any assistance programs that you may be eligible for, saving you more money!

#2 - Get Pre-Approved For a Mortgage Loan

Pre-approval is different than pre-qualification, with pre-approval your mortgage lender will do an in-depth analysis of your credit score, job history, and finances to determine the exact amount and type of the mortgage loan that you should be approved for. A seller will require a pre-approval letter with an offer and this will certainly improve your negotiating power!



#3 - Don't Wait on the Market to Change or Interest Rates to Lower

The best time to purchase a home is when you are ready and you have decided on exactly what you are looking for. There are no guarantees and often times waiting for just another month or two for things to change doesn't always bring about a positive change!

#4 - Know What You Are Looking for in a Home

Make three lists; must haves, wants and deal breakers. This will help you keep the things that are most important to you in sight and serve as a guide to your Realtor. Consider things such as layout, number of bedrooms & bathrooms, size, schools, restrictions, community amenities, location related to work travel and more.

Knowing what you want will help narrow down your search list to homes that best fit your life style and reduce the stress of wasted time viewing homes that simply will not work for you.

#5 – Stay Focused and Do Not Become Emotionally Charged

Getting emotional about a house can cause undue stress and completely ruin your happy home buying experience. You can even end up making a poor decisions when you think with your heart and not your head. Your real estate agent will provide you with advice and data based on facts relevant to the home you are considering. Rely on this information along with your own wants and needs to locate a home that is perfect for you!

Let's get started today!

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