



Claudia Rood

HOMES • LIVES • DREAMS

## 7 Things you need to know when purchasing a home

### 1. Contact a Realtor – Me –

I will help you have all the necessary items ready in order to purchase a home. It is fun and easy to look on the internet at properties and when you find one that interest you – you want to be ready – or you may lose out to someone else who is ready.

### 2. Talk with a lender.

Most sellers won't even look at your offer unless you can show that your qualify to purchase it, so have your pre-approval letter ready to go.

### 3. Funds needed to purchase a home.

You will need money not just for a down payment but for the appraisal, home inspection, possibly other inspections and closing cost. I can run a buyer's cost sheet for you so you have an idea of what you will need.

### 4. Looking at homes.

Keep an open eye of diamonds in the rough – so what if they have purple paint or old carpet – these are easy to change – look passed the seller's decorating and envision what you would do with the home to make it yours.

### 5. Making offers.

Yes, you want a deal when you purchase your home – but be fair -they sellers are not going to give their home away. I will run the comparable home sales in the area, taking into consideration the condition of the home to come up with a fair offer on a property.

### 6. Investigating the home.

You will be given a certain number of days to inspect the home, check the HOA, taxes, septic system, etc... and to request any repairs. Remember your home inspection is for two reasons; to be sure the house isn't falling apart and to give you a punch list of items you may want to take care of. Remember you are buying a used house (most likely) review the items on the home inspection report and make a priority list of the items that are most important to have fixed.

### 7. Time is of the essence.

You are under a contract and have certain time frames to complete items. Don't think that the seller will sit around until you feel like taking care of an item. Take care of things as soon as you are requested to.

**Give me a call so I can help you find that perfect property**

Claudia@ClaudiaRood.com  
www.ClaudiaRood.com



REALTYONEGROUP  
CHAMPIONS

951-203-3400

CalDRE#01340432