



# BEFORE YOU LOOK CHECKLIST

There are so many things that seem to be must-knows before buying a house. From our many years of experience selling houses, we have put together some of the more common questions to ask yourself before and during your home purchase journey.

## What you need - v - What you want

Make a list and think about what you need vs what you want. Some things will be a 'must have' whereas others may simply be bonus 'wants'. Make a list of everything from location, nearby amenities, shops, schools, the number of bedrooms and bathrooms, how much work will the gardens need, the type of street, proximity to work, friends, etc and of course, your price range. By narrowing these choices, it will make your house hunting so much easier.

## Make a list of important aspects or features

Look at every aspect of the property, it's very easy to overlook some important features.

How long has the house been on the market?

What is the neighbourhood like?

How close are the Police, Fire and Ambulance stations?

Does the ground slope away from the house, are you going to have drainage issues?

Are there any nuisance or problematic trees?

Does anyone else have access to the property or house?

Are there a lot of barking dogs or lots of passing traffic in the area?

## Take notes & rate the properties

After a while, when looking at several properties, everything can start to become a blur and very hard to remember whom you spoke to, what you liked or disliked about the property, etc. To avoid this, make notes or a checklist about each property; list the pros and cons and maybe rank properties or give them a score out of 10.

*(Refer to our handy Buyers Property Viewing Checklist)*

## Don't worry about timing

Don't obsess with trying to time the market and figuring out when is the best time to buy. Our experience real estate agents are in tune with the market and can anticipate what the market may do. Real estate is cyclical, so trying to wait for the perfect time means you may miss out on finding your dream home. The best time to buy is when you find your perfect house and you can afford it.

## Get your finances sorted

Get your finances sorted. How much can you afford? Do you need finance pre-approval? Anyone can get "pre-qualified" for a loan however, getting "pre-approved" means the lender has looked at all of your financial information and let you know how much you can afford and how much they will lend you. Being pre-approved will save you a lot of time and energy so you are not looking at houses you can't afford.

## Don't waste everyone's time

As mentioned before, don't start viewing at properties unless you know you can afford it. Looking at unsuitable properties is just going to waste the owner's, the agent's and your own time and energy. The last thing you want is to find a property you absolutely love only to then find out it's beyond your financial, physical or emotional means.