

EVERYTHING  
YOU NEED TO  
KNOW ABOUT  
BUYING A  
HOME

# HOME BUYING BLUEPRINT

# Step 1: UNDERSTAND YOUR WHY

*Be aware of the core reasons why you want to own a home so you can always go back to that when you're making decisions throughout the process. Check all that apply.*

- |   |  |
|---|--|
| <input type="checkbox"/> My dream is to own a home        | <input type="checkbox"/> Have a place to raise a family        |
| <input type="checkbox"/> Open space to hold family dinner | <input type="checkbox"/> To be in a specific school district   |
| <input type="checkbox"/> Tired of paying rent             | <input type="checkbox"/> Need an extra bedroom                 |
| <input type="checkbox"/> Need more space                  | <input type="checkbox"/> A backyard for the kids to run around |

# Step 2: BUDGET FOR ALL HOME BUYING COSTS

- ☐ Home Inspection \_\_\_\_\_
- ☐ Closing Costs \_\_\_\_\_
- ☐ Homeowner's Insurance and Taxes \_\_\_\_\_
- ☐ Down Payment \_\_\_\_\_
- ☐ Title Insurance \_\_\_\_\_

# Step 3

## KNOW YOUR BUDGET

*It is common for buyers to be pre-approved for an amount more than they are comfortable spending. Instead of looking at the total number, determine a monthly budget you are comfortable with and base how much you're willing to spend on that.*

**Here's a quick assessment: How much of your monthly income are you willing to spend on your home?**

- ☐ As much as I can so I can have as many home features I want as possible
- ☐ Most of it as long as there's some money leftover for a yearly vacation and my kids' activities.
- ☐ Some of it but there are a lot of other things I spend my money on and I'm not willing to change my lifestyle for a house.
- ☐ As little as possible. I just want a place to call my own.

# Step 4:

## FIND A LOCAL, REPUTABLE LENDER

*One of your first steps in starting the home buying process should be to meet with a local lender and get pre-approved. Most sellers won't consider an offer that doesn't have a pre-approval and you'll also want to know how much you can spend before you fall in love with a home that is out of your budget.*

**Here are a few things you'll want to talk to a lender about:**

Types of loans

Down payment options

Interest Rates

Closing Costs

How they communicate

First-time buyer  
programs

## Step 5: HIRE A BUYER'S AGENT

*Don't agent hop. Interview agents before looking at houses and decide who you want to represent you!*

- ☐ Don't settle for an agent who just 'writes offers.' You need a strategist who knows how to win in a multiple-offer showdown and will guide you on what's smart to offer so you're not the one overpaying.
- ☐ Make sure you choose someone you will work well with. If you don't click, it probably isn't a good fit. You are going to be spending a lot of time with this person over the course of the next several months. It's important that you trust them.
- ☐ Find out how they communicate. Are they easy to get a hold of? Will they communicate the way you prefer? What are their negotiating techniques? Will they work well with other agents?

## Step 6: HAVE A HOME INSPECTION

- ☐ Don't skip the home inspection to "try" to save money. The cost of not having a home inspection could end up being far greater than the cost of the actual inspection.
- ☐ Understand how the Home Inspection works.
- ☐ Choose a reputable licensed Home Inspector and attend the Home Inspection to learn about the home.

# Step 7: PRIORITIZE YOUR "MUST HAVES"

Make a list of your "must-haves". Then number them in order of importance. To prevent overwhelm during the house hunting process, stick to your top 3 "must haves" no matter what.

*Think of the features you absolutely won't give up. Whether that's a specific school district, garage size or primary bedroom away from the kids - decide what's most important and focus on those features first. (Typically, these are features that can't be changed!)*

☐

---

☐

---

☐

---

☐

---

☐

---

☐

---

☐

---

☐

---

☐

---

Follow this guide to have a home buying experience without the stress!



# BEFORE YOU GO...



**I'm Lee Booth**, your go-to real estate girl in St.Albert and Area.

I love selling houses, but I also love my tea in the morning.



**FOLLOW ME**  
**@movemetostalbert**  
**AND SAY HI!**

My ideal weekend includes not having to cook, going on adventures with my family, and reading a good book.

A hill I'll die on: social media is meant to be SOCIAL, not salesy, so I share a lot of behind the scenes on IG @[movemetostalbert](https://www.instagram.com/movemetostalbert)



I'm obsessed with St.Albert and all things home and local.

If you see me around town, please say hi!