

Orlando Relocation



RENT FIRST OR BUY NOW

A Decision Guide for Relocating Buyers

An educational relocation resource
for buyers and renters

Prepared by Elcy Hernandez, local real estate professional



OPTION 1:

RENT FIRST

What It Means

Renting before buying allows time to:

1. Learn local areas and commute patterns
2. Observe seasonal market changes
3. Delay long-term commitments during transition periods

Typical Timeline

Weeks 1–4

- Identify rental criteria
- Submit applications
- HOA or property management approval (if applicable)
- Lease execution and move-in

Months 3–12

- Market observation
- Neighborhood comparison
- Financing preparation (if planning to buy)

Common Rent-First Pitfalls

- ☐ HOA approval delays
- ☐ Lease restrictions or rent escalation clauses
- ☐ Limited inventory during peak seasons
- ☐ Two moves and overlapping timelines

OPTION 2:

BUY NOW

What It Means

Purchasing immediately may be appropriate if you:

1. Plan longer-term occupancy
2. Want predictable housing costs
3. Have secured financing before relocating

Typical Timeline

30–60 Days (Varies)

- Financing pre-approval
- Property selection
- Inspections and appraisal
- HOA document review (if applicable)
- Insurance binding, closing, and possession

Common Buy-Now Pitfalls

- ☐ HOA governance and use restrictions
 - ☐ Insurance cost changes by property and location
 - ☐ Property tax reassessments
 - ☐ New construction delays
-

QUICK DECISION FRAMEWORK

Consideration	Rent First	Buy Now
Flexibility	Higher	Lower
Market Familiarity	Builds over time	Required upfront
Upfront Costs	Lower	Higher
Timing Risk	Lease renewals	Closing & contract risk