

# HOMEBUYER *Journal*

A journal for keeping all house  
hunting notes in one place.





# WELCOME TO YOUR HOME BUYER JOURNAL

THIS JOURNAL BELONGS TO:

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Congratulations! You've taken the first step in deciding to buy a home. Use this journal to keep track of all the details in your home-buying search, take notes on your mortgage, document the houses you've seen in-person, and the houses you *wish* to see.

Enjoy your home search and good luck!



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# CONTACT INFORMATION

## MY REAL ESTATE AGENT

Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Office Address \_\_\_\_\_

Website \_\_\_\_\_

## MY MORTGAGE LENDER

Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Office Address \_\_\_\_\_

Website \_\_\_\_\_

## THE HOME BUYING PROCESS

### 1. GET PRE-APPROVED

Before beginning the house hunting process, prospective homebuyers should receive a pre-approval from one or more mortgage lenders to see how much home they can afford

### 2. CHOOSE A REAL ESTATE AGENT

Real estate agents provide counsel, show you homes for sale, negotiate terms on your behalf and help you close on the home you've been searching for.

### 3. FIND A PROPERTY

Share your criteria with your real estate agent such as budget, house size, schools, amenities, neighborhoods, etc.

Your agent will work with you to find a suitable property.

### 4. MAKE AN OFFER

When you've found a home you love, your agent will write an offer to purchase. To do this, your agent will research comparable homes in the neighborhood and market trends.

### 5. ESCROW

After your offer has been accepted, schedule any inspections agreed upon in your offer, and your agent will negotiate repairs, if necessary. Your lender will schedule an appraisal to find the value of the home.

### 6. CLOSING DAY

Sign the closing paperwork and receive the keys.

This is where you break into a HAPPY DANCE because you just bought a home!  
Congratulations!





CALENDAR

*Month* \_\_\_\_\_ *Year* \_\_\_\_\_

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY


*Month* \_\_\_\_\_ *Year* \_\_\_\_\_

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY


CALENDAR

Month \_\_\_\_\_ Year \_\_\_\_\_

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## **MY MORTGAGE**

Use this section to take notes on your mortgage, conversations about your loan, closing costs, to-do's for your loan, and more.













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**“Where we love is  
home - home that  
our feet may  
leave, but not our  
hearts.**

**”**

-Oliver Wendell Holmes, Sr.

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# **YOUR HOME SEARCH**



In this section, keep track of the homes you would like to see and take notes on the homes you've already toured.

**WHAT DOES YOUR IDEAL HOME LOOK LIKE**

Price:

# of Bedrooms:

# of Bathrooms:

Square Footage:

Lot Size:

# of Garage  
Spaces:

Neighborhood:

Style of Home:

*(Ranch, 2-storey, etc.)*

**NOTES**

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**MUST HAVES**

**NICE TO HAVES**

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YOUR HOME SEARCH

Address: \_\_\_\_\_

ML #: \_\_\_\_\_ Date of Visit: \_\_\_\_\_

Price: \_\_\_\_\_ Taxes: \_\_\_\_\_

# of Bedrooms: \_\_\_\_\_ # of Bathrooms: \_\_\_\_\_

Square Footage: \_\_\_\_\_ Garage Spaces: \_\_\_\_\_

Go see in person:      Yes    No

PROS:  
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CONS:  
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OVERALL RATING:     

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OVERALL RATING:







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“

**There is something  
permanent, and  
something extremely  
profound, in owning a  
home**

”

-Kenny Guinn

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## **YOUR HOME**

Use this section for inspection notes, keep track of your to-dos, shopping lists, design, paint colors, and things to remember once you leave the house and don't see it again until closing. Hopes and dreams for your new home.

## MY NEW HOME ADDRESS

Offer Acceptance Date: \_\_\_\_\_

Closing Date: \_\_\_\_\_

Possession Date: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

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## IMPORTANT TO-DOs

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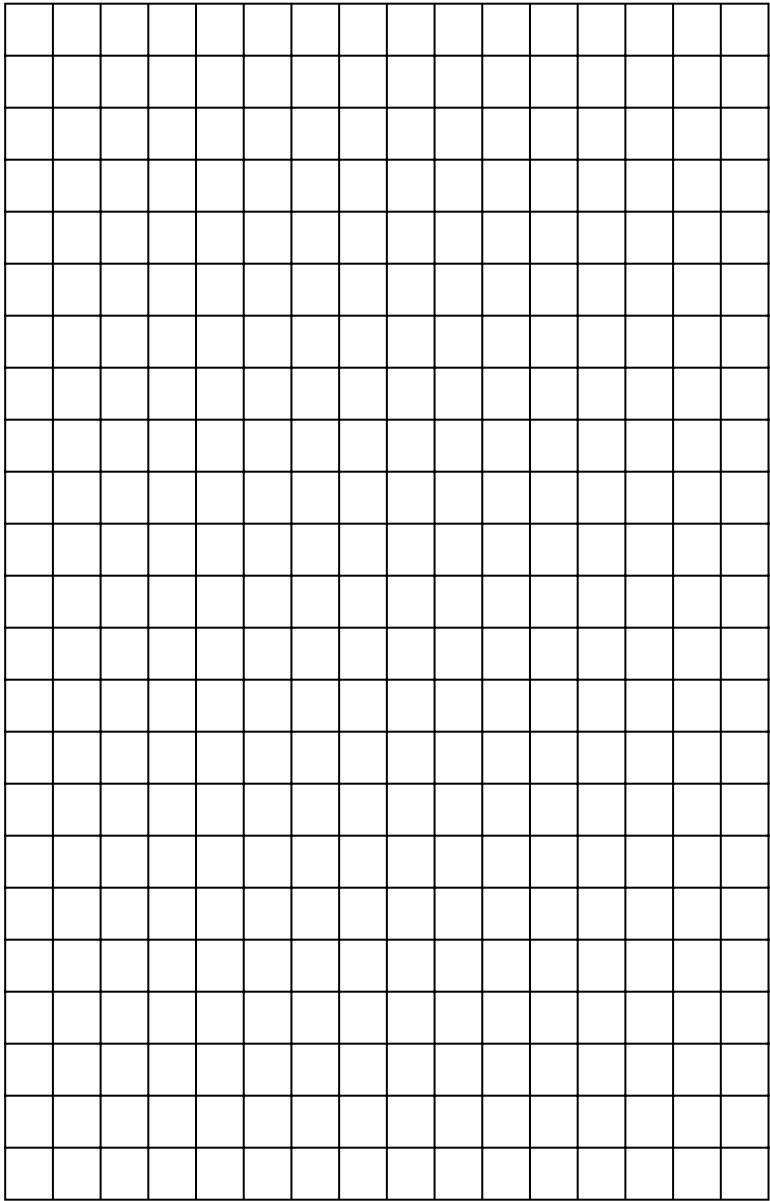




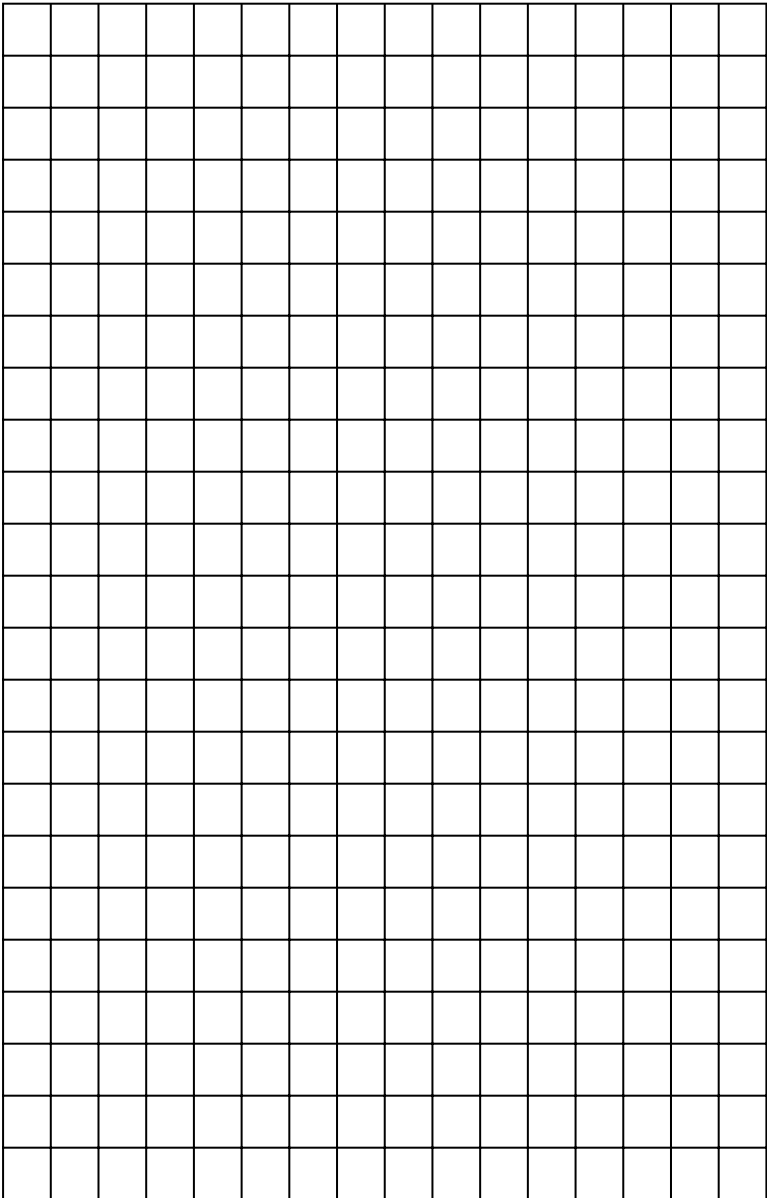


YOUR HOME

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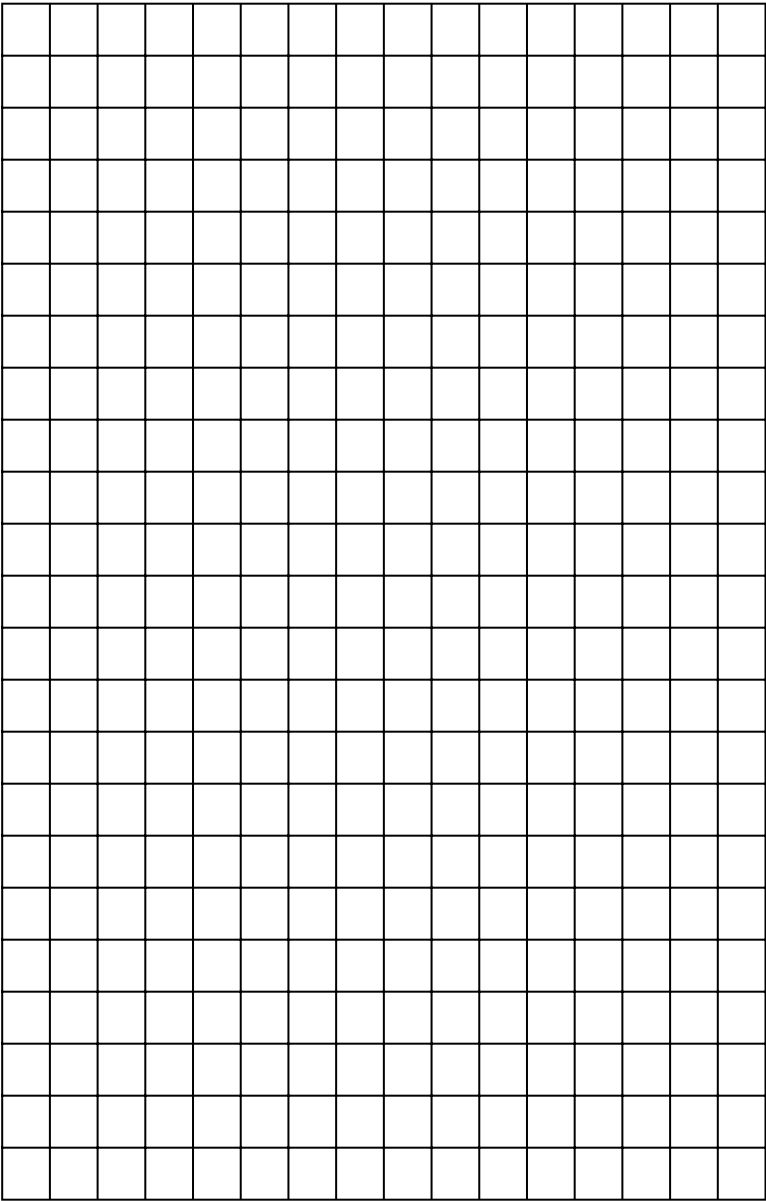


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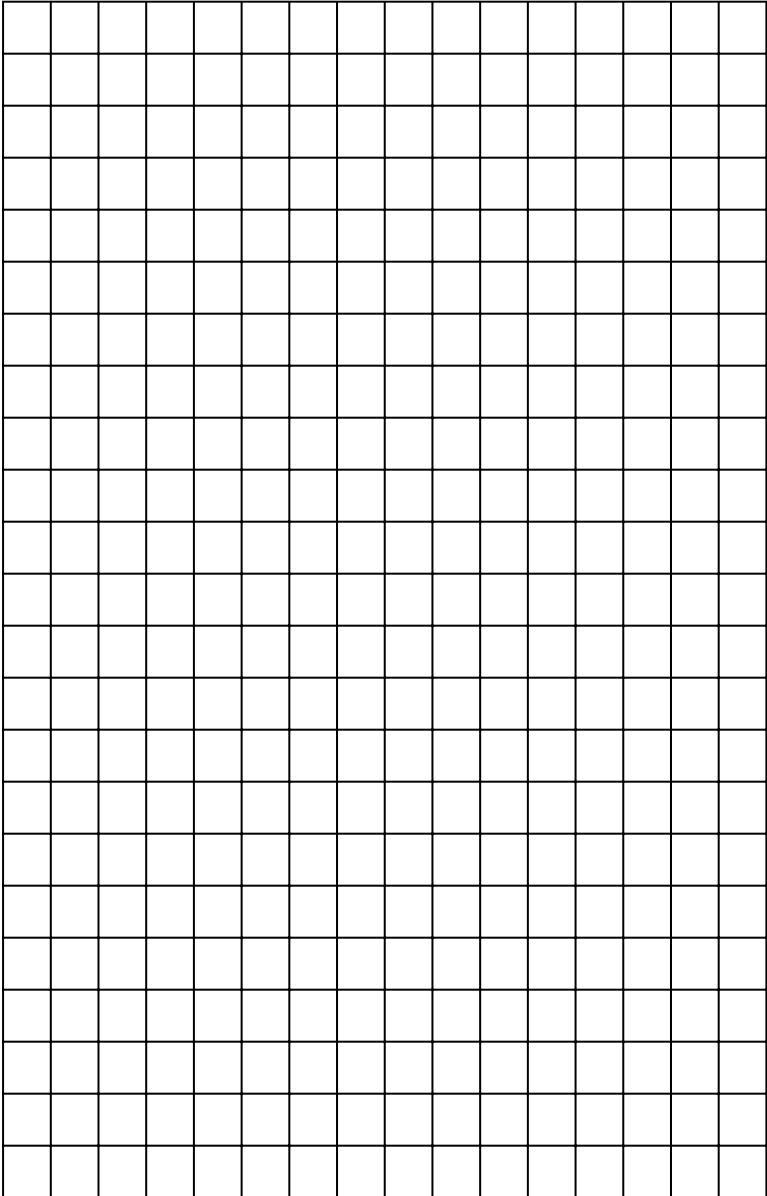


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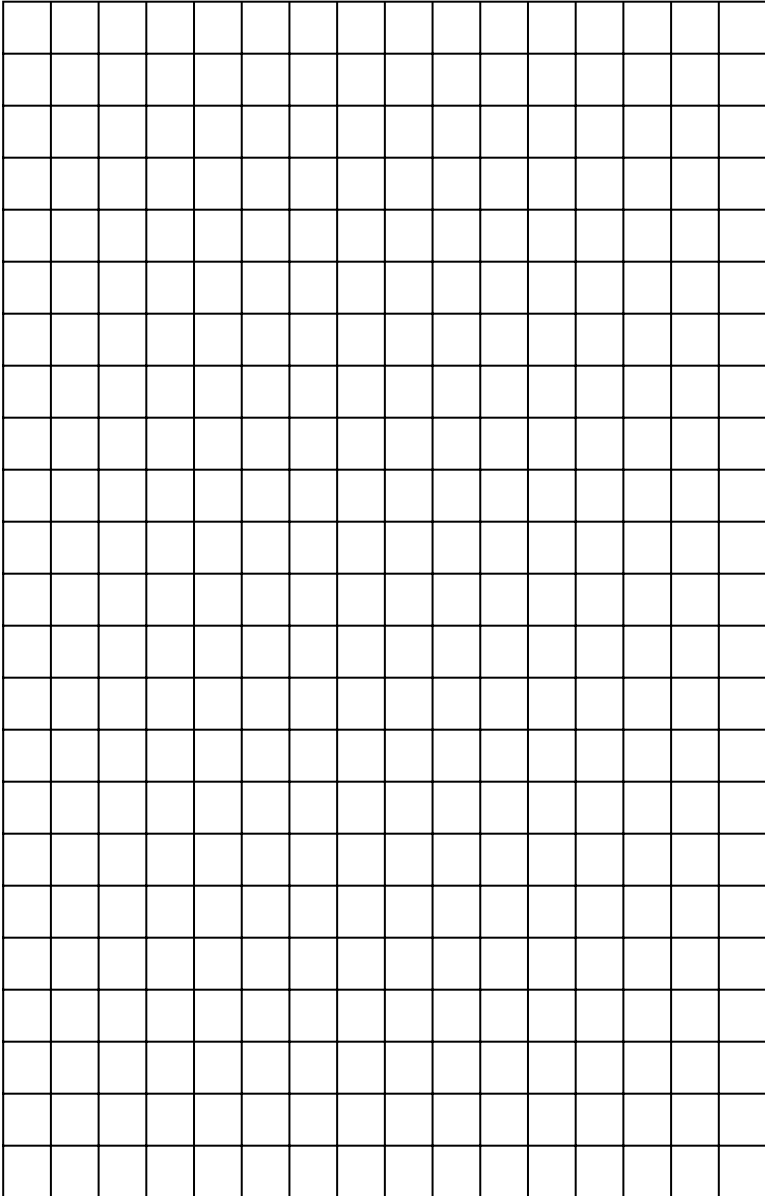


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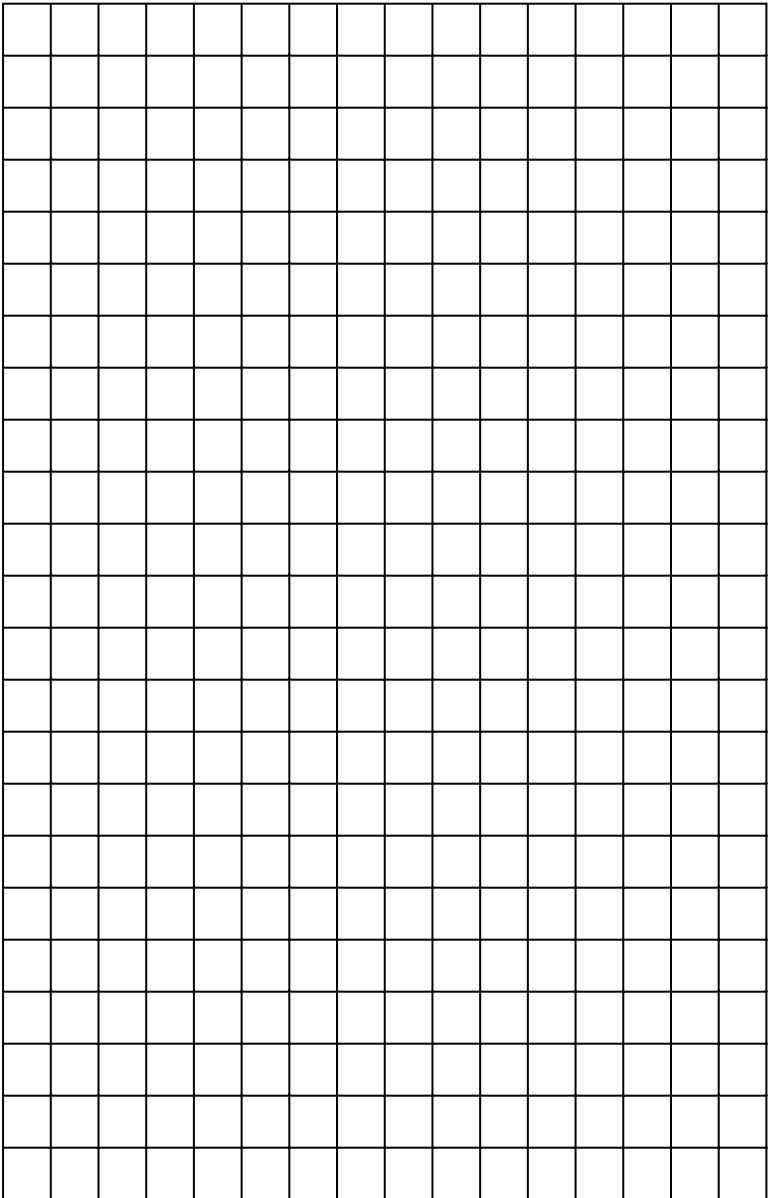


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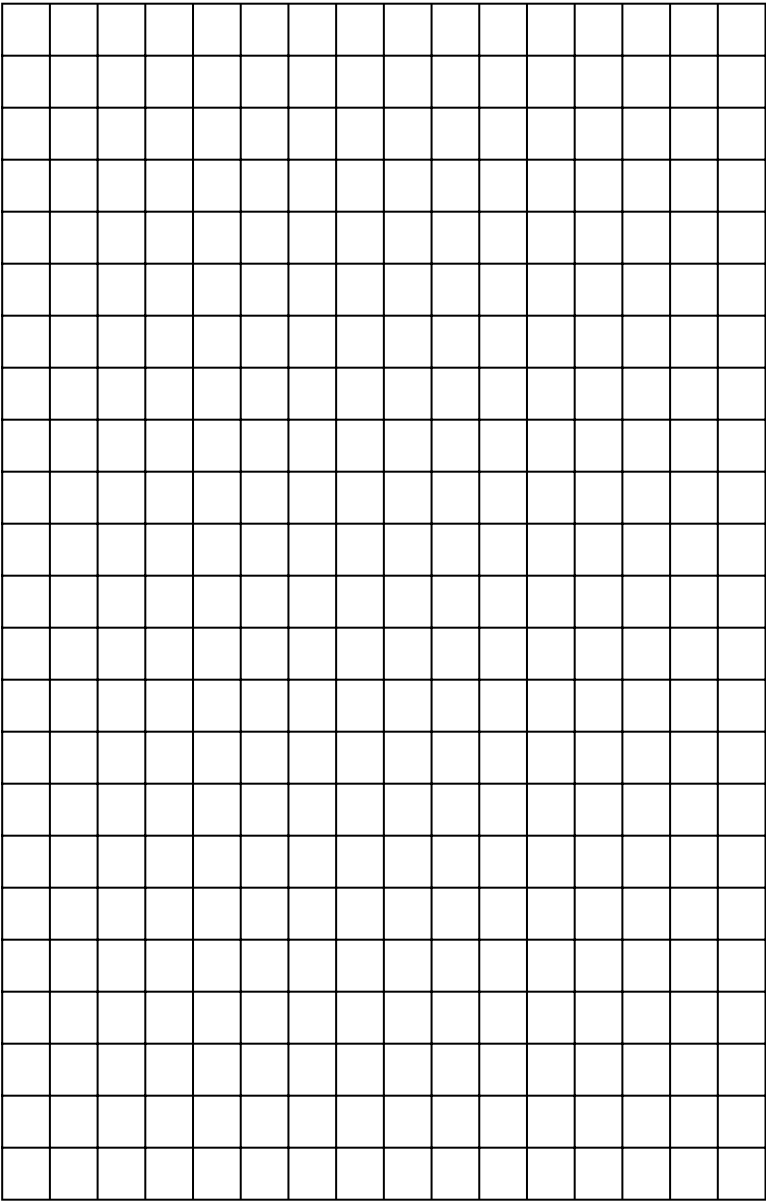


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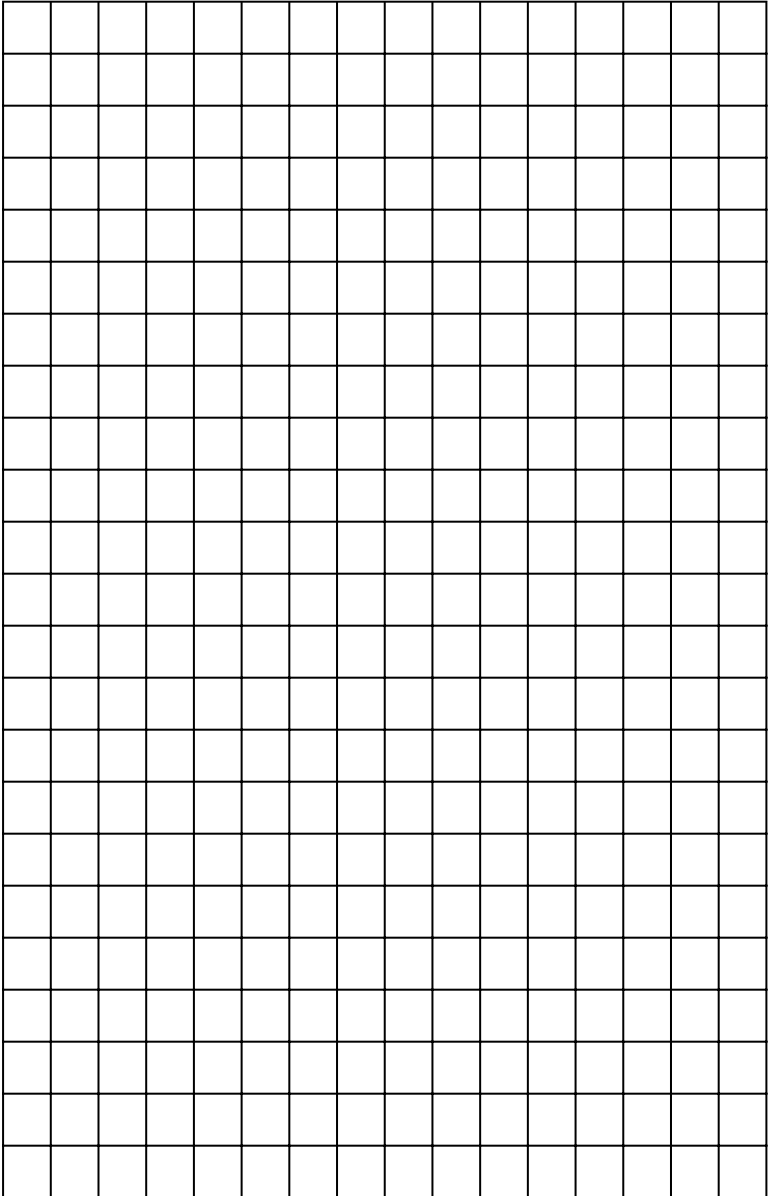


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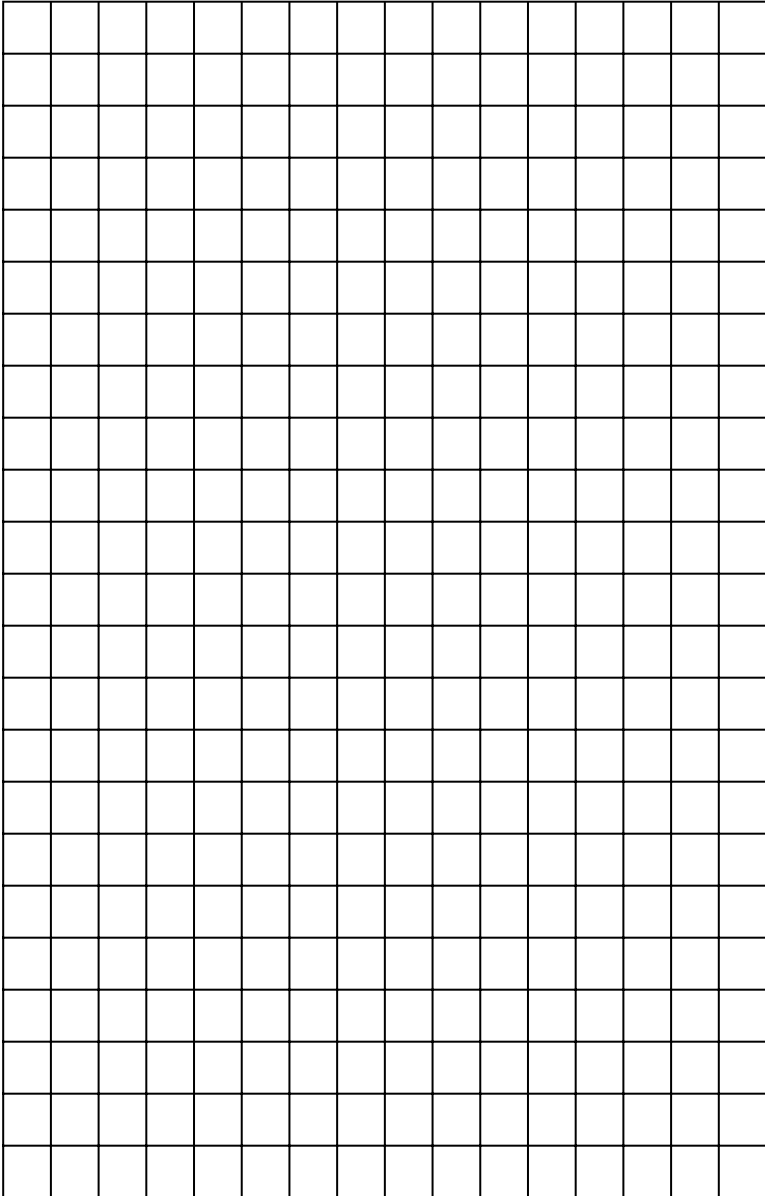


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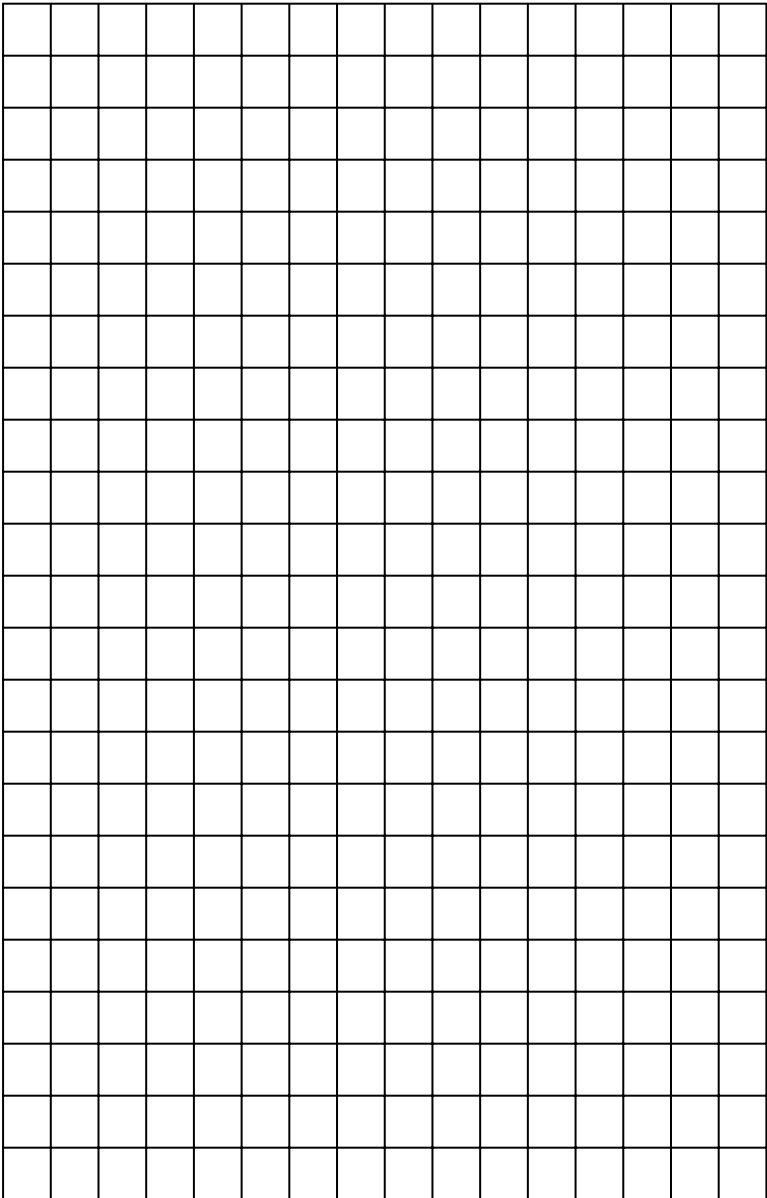


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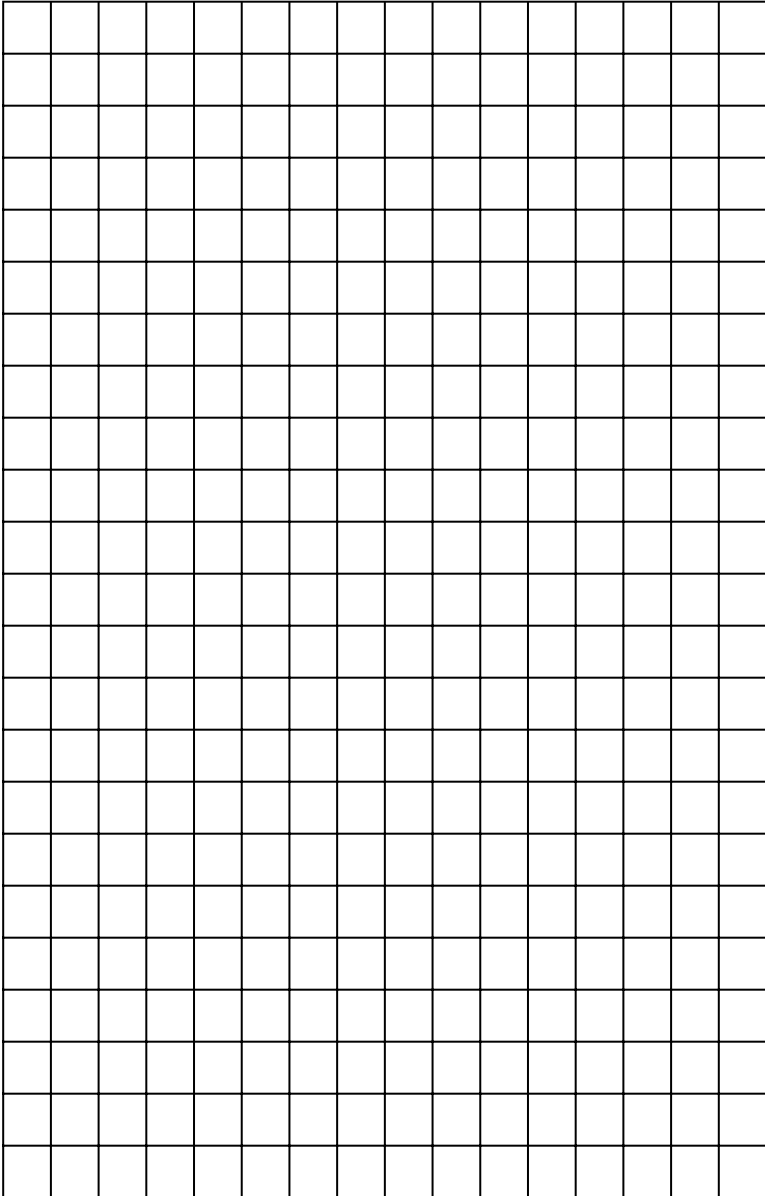


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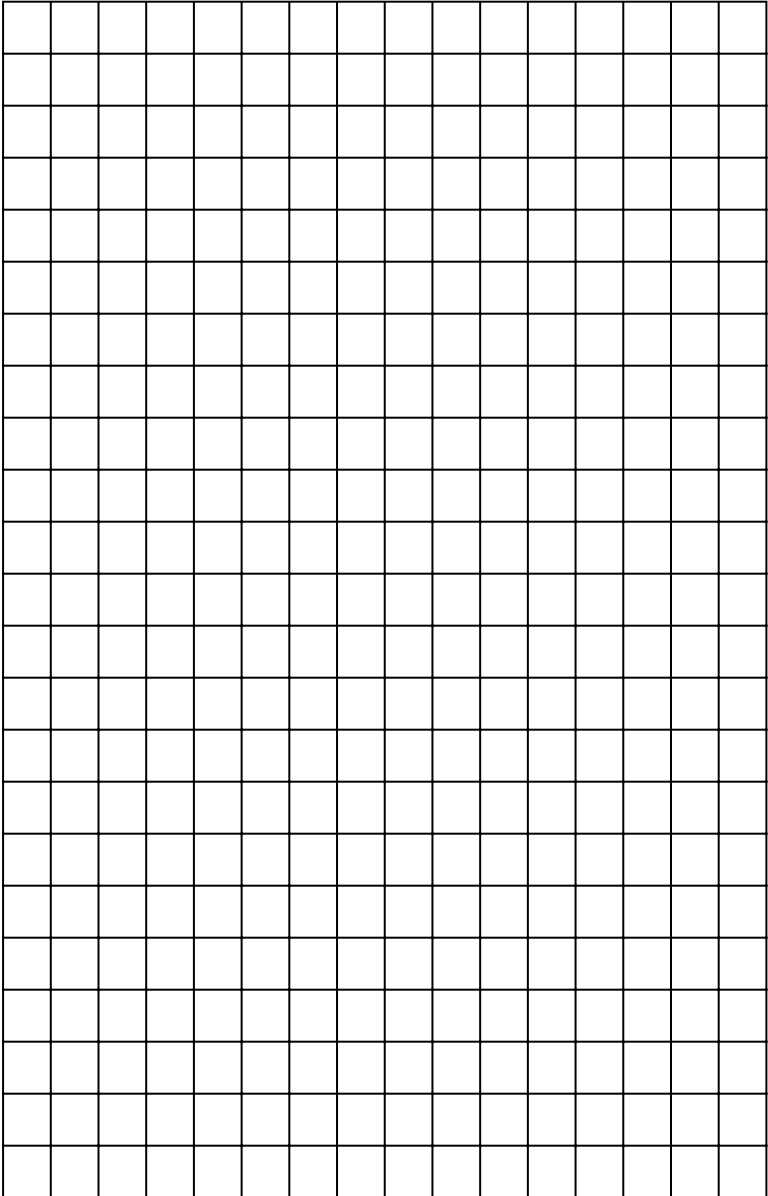


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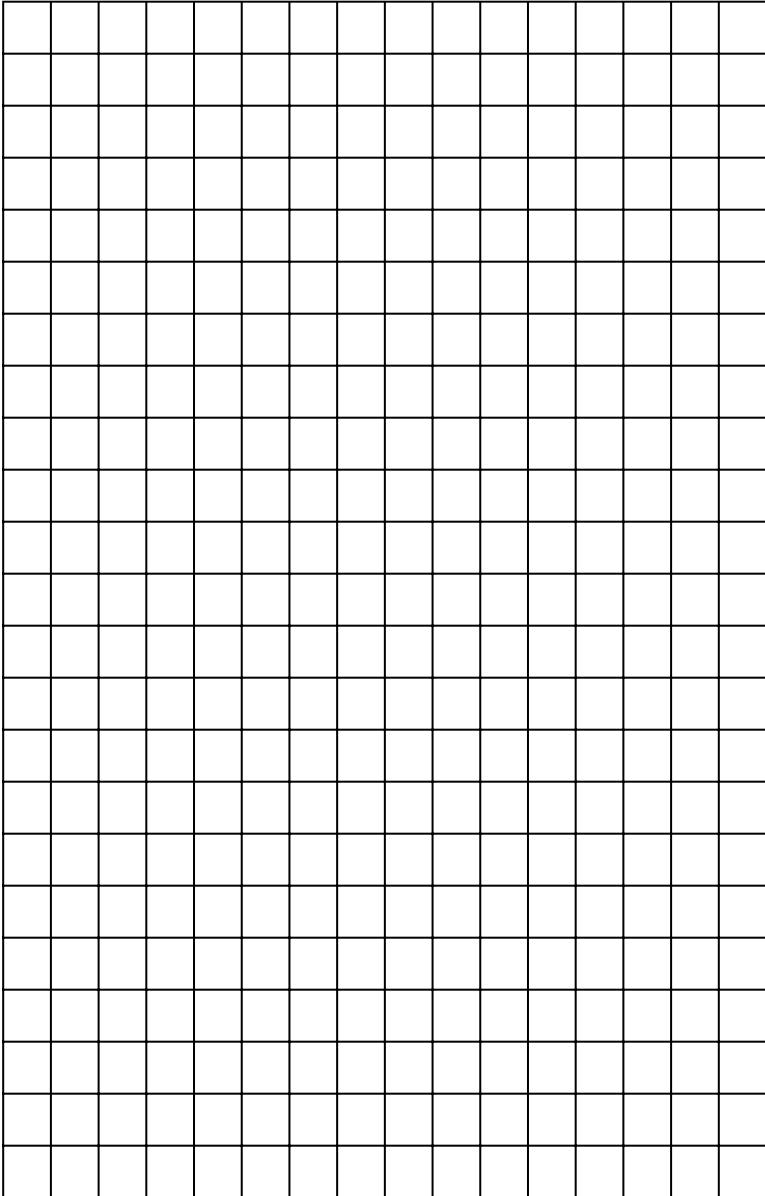


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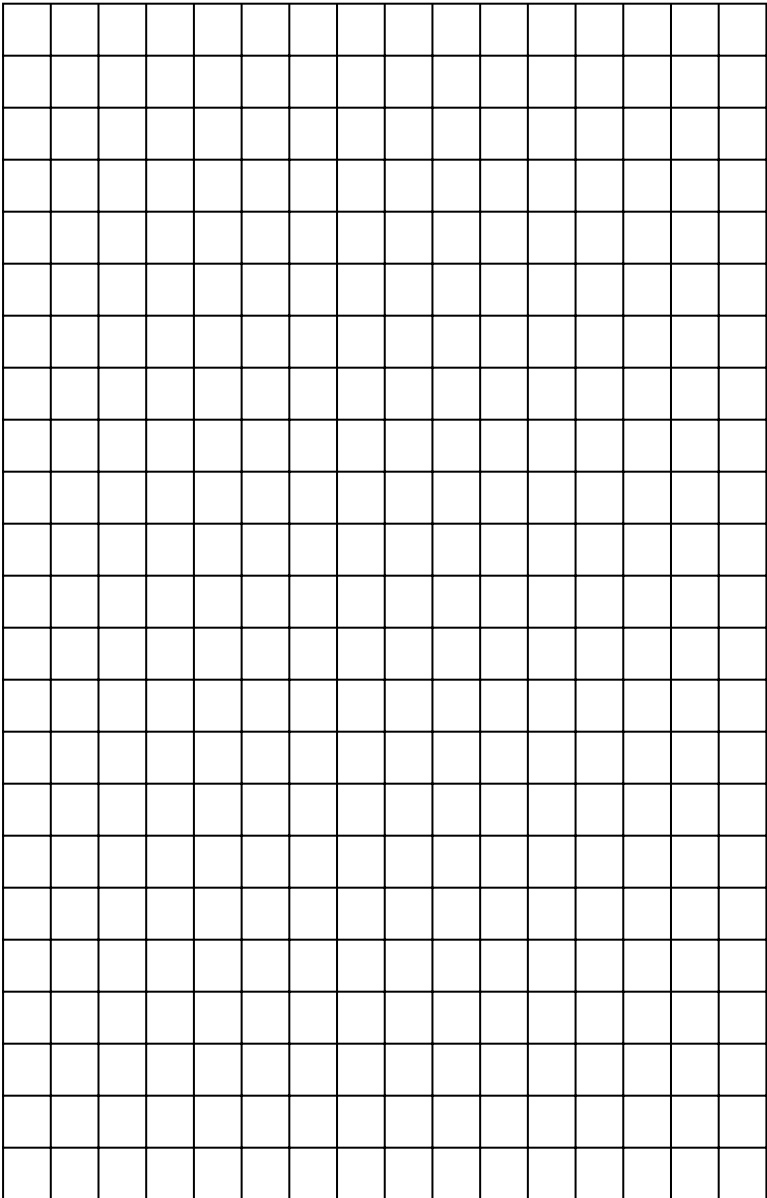


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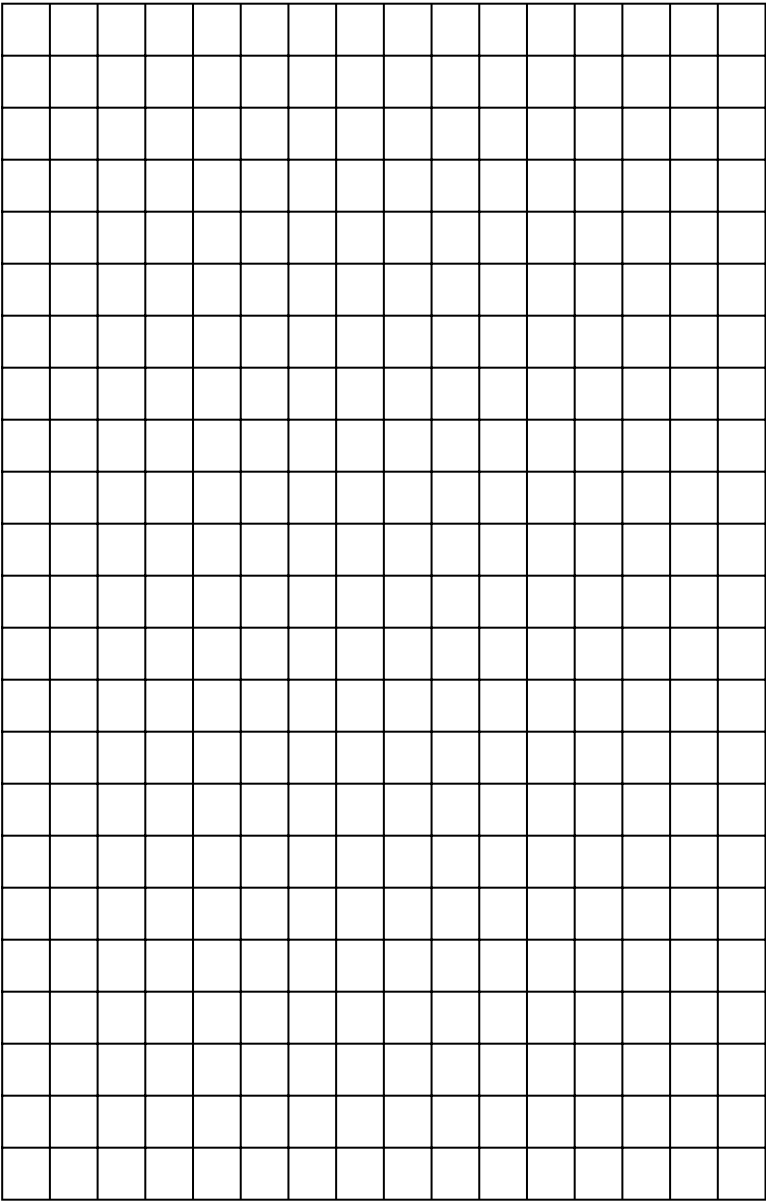


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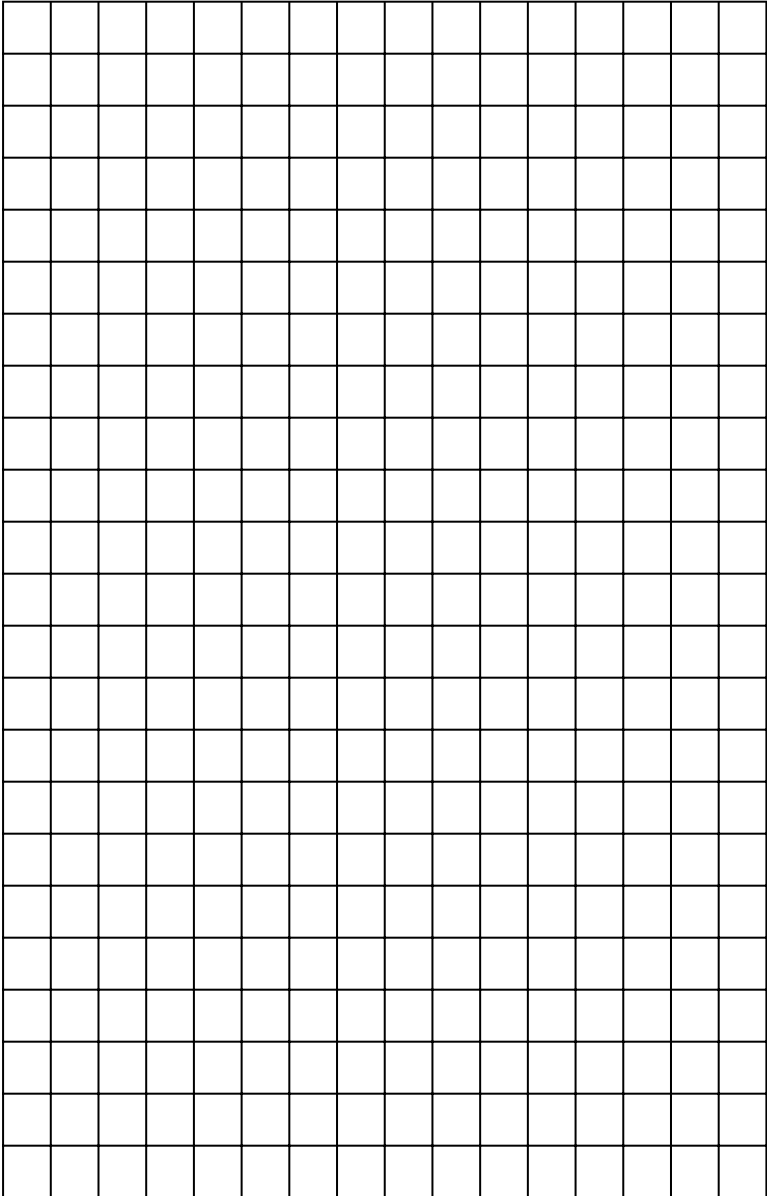


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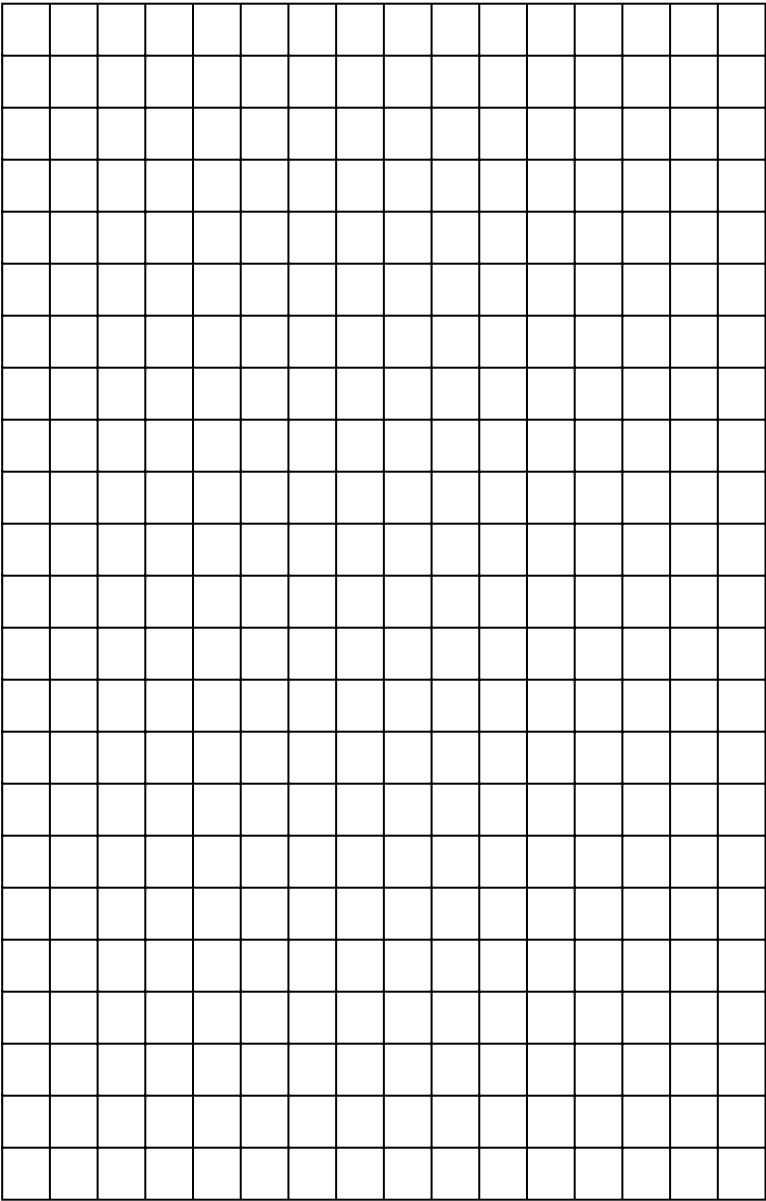


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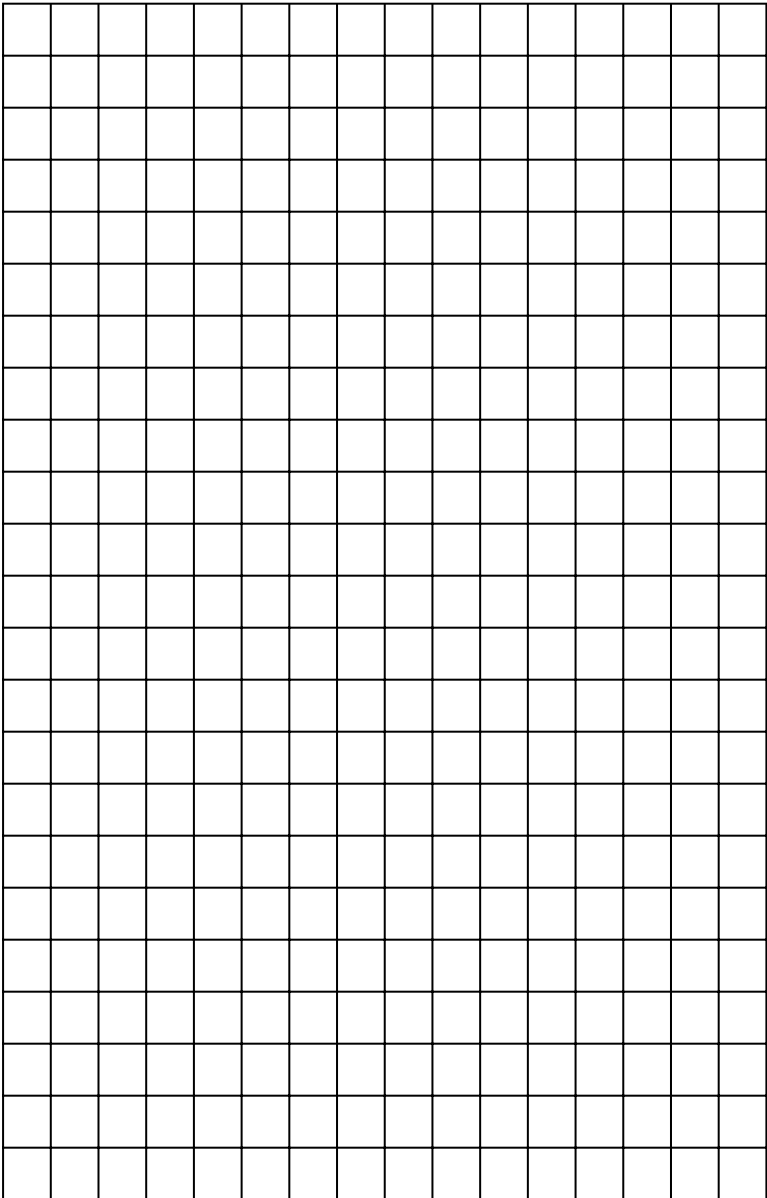


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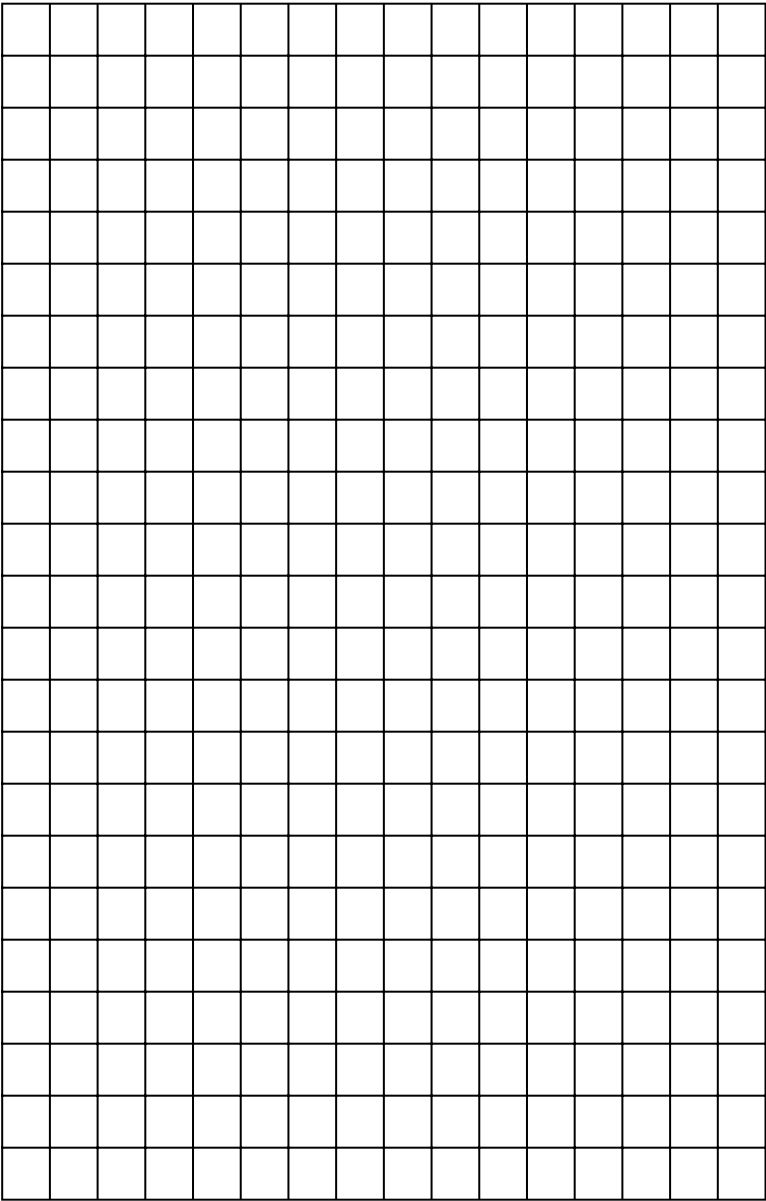


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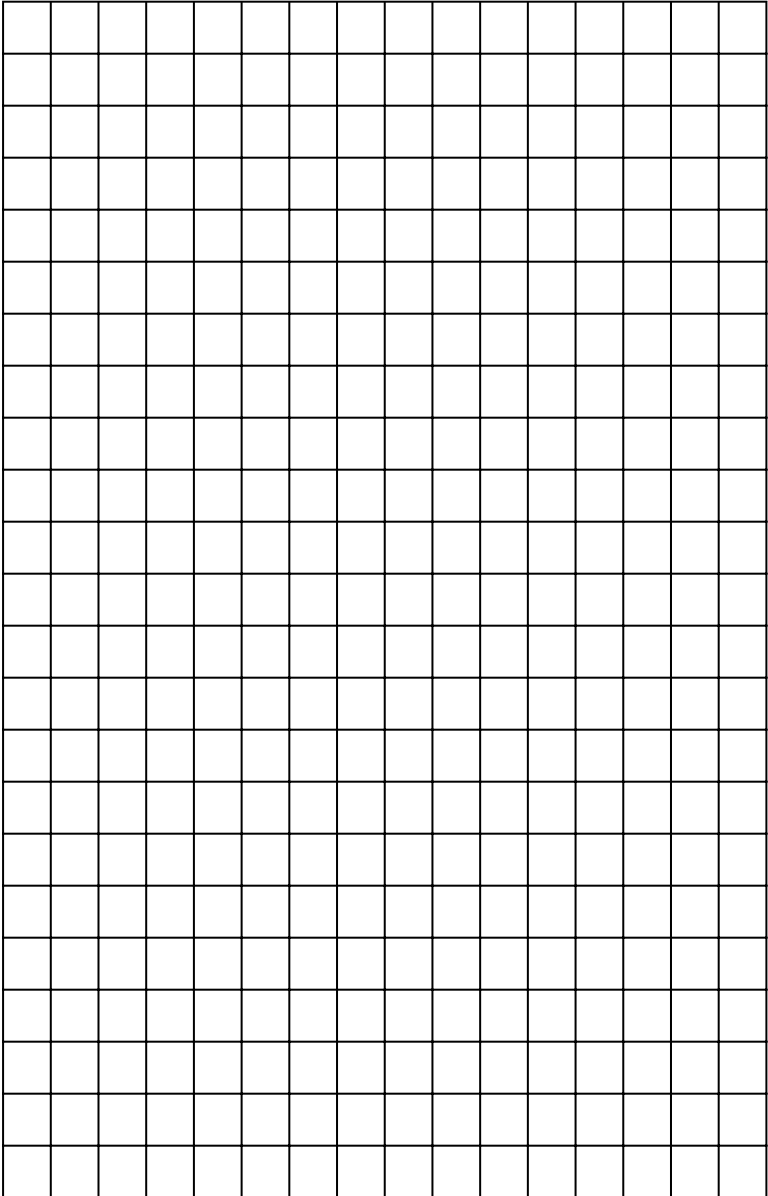


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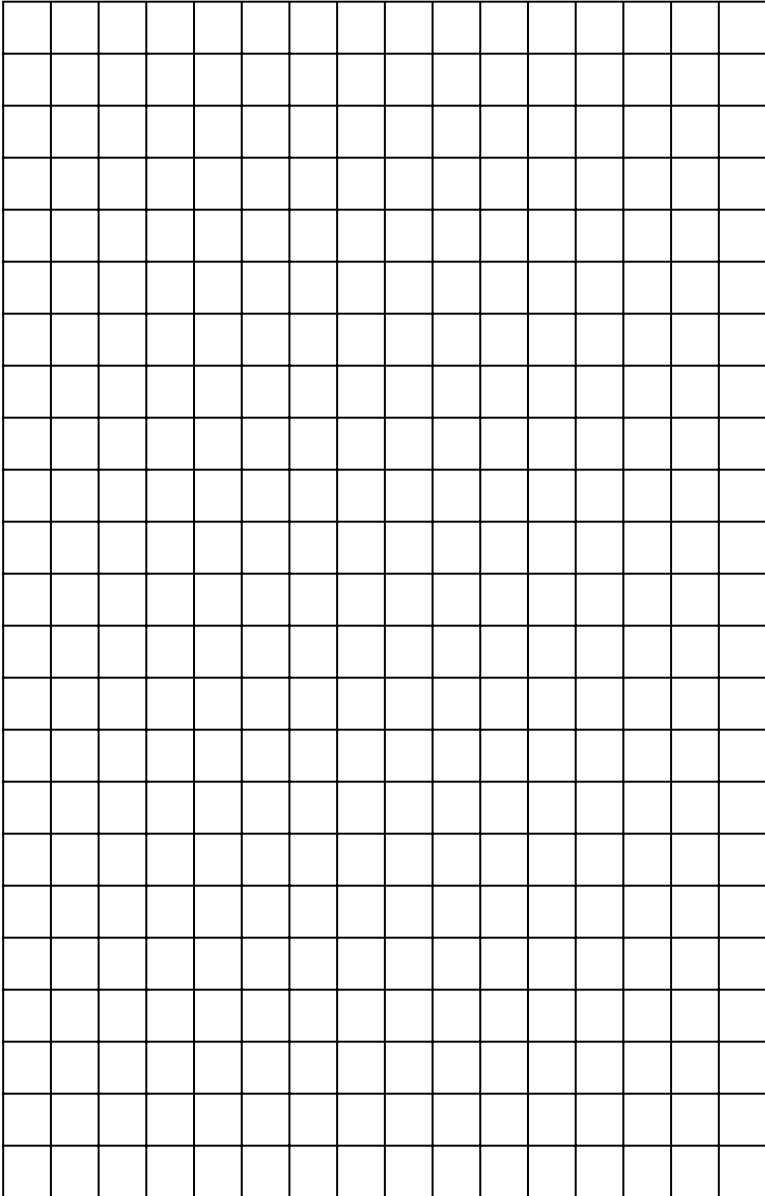


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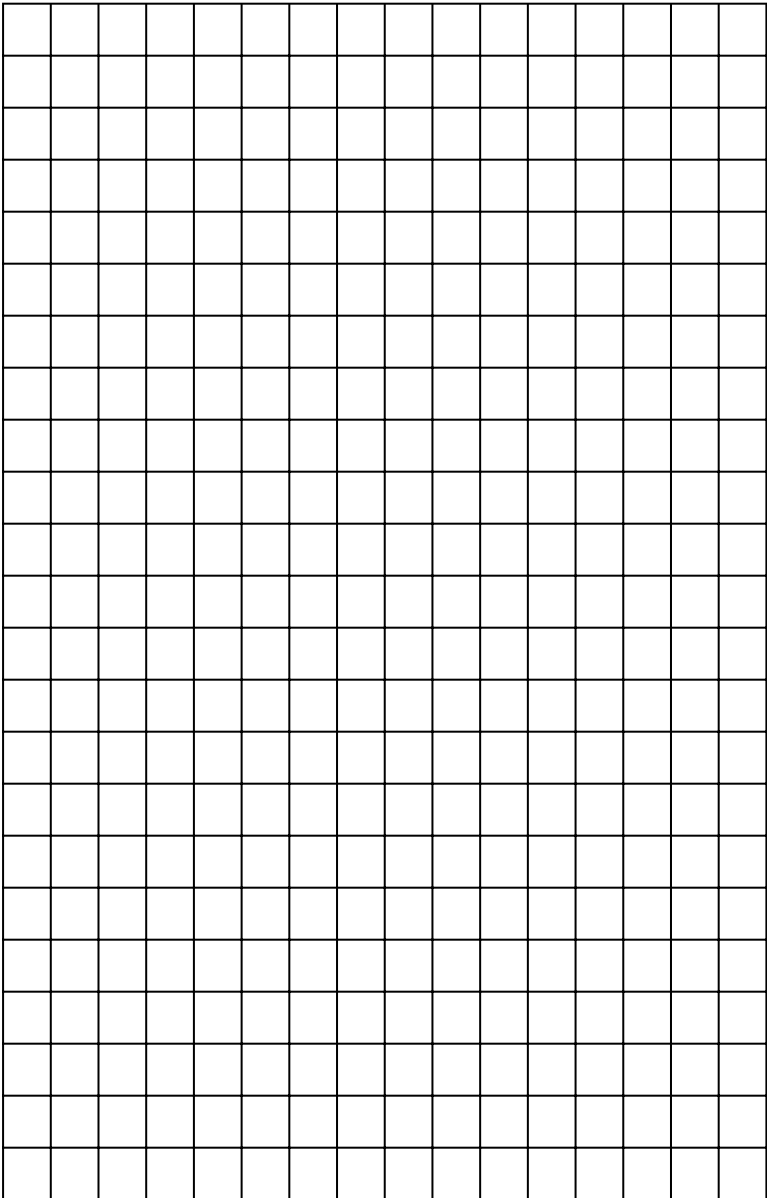


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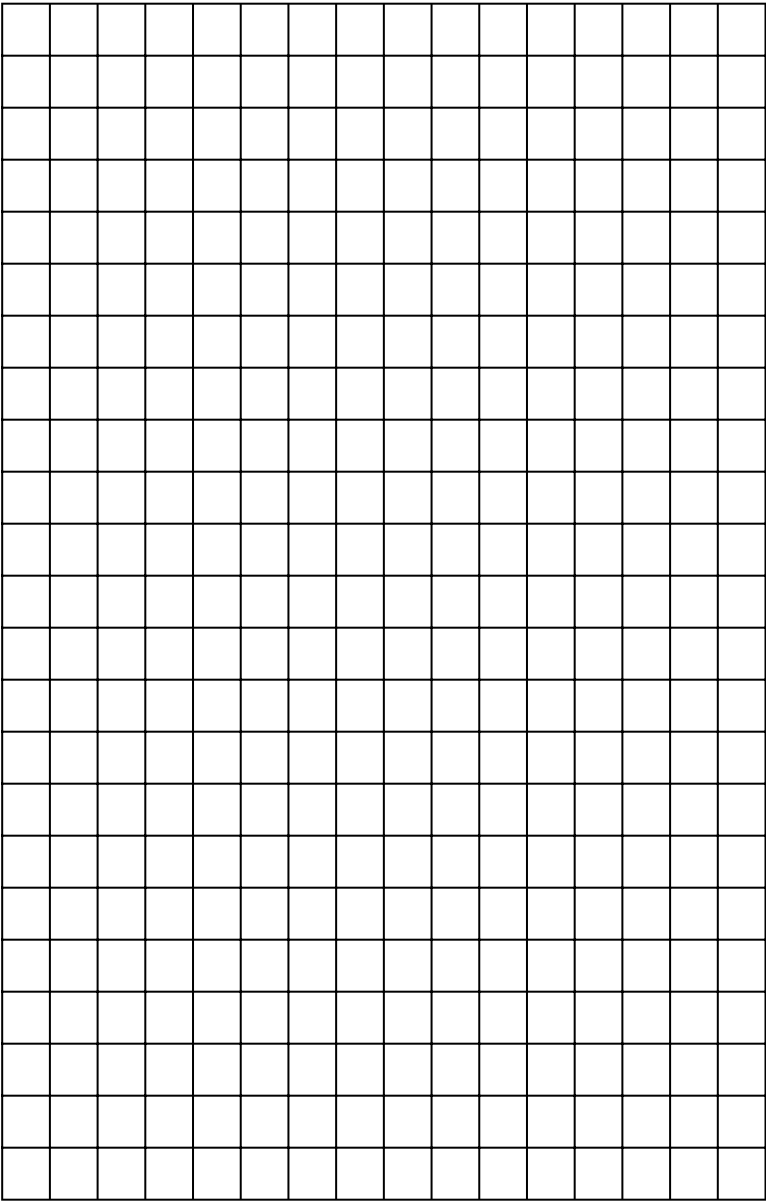


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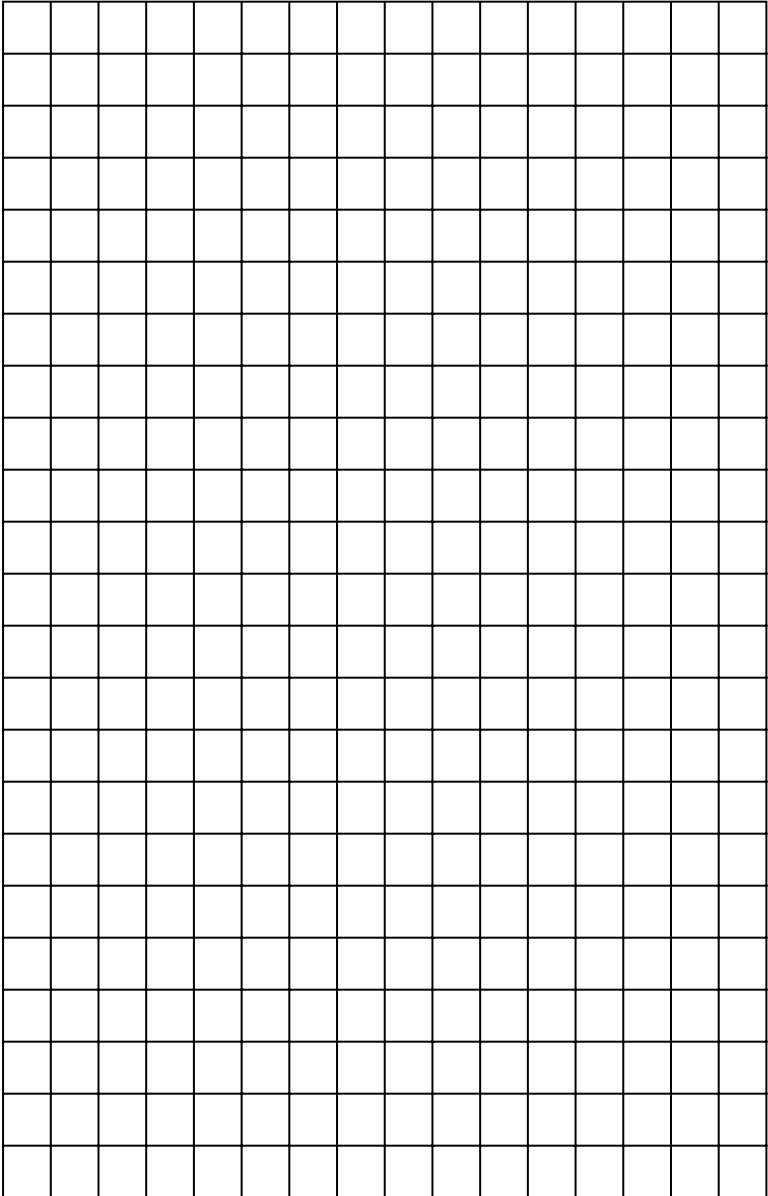


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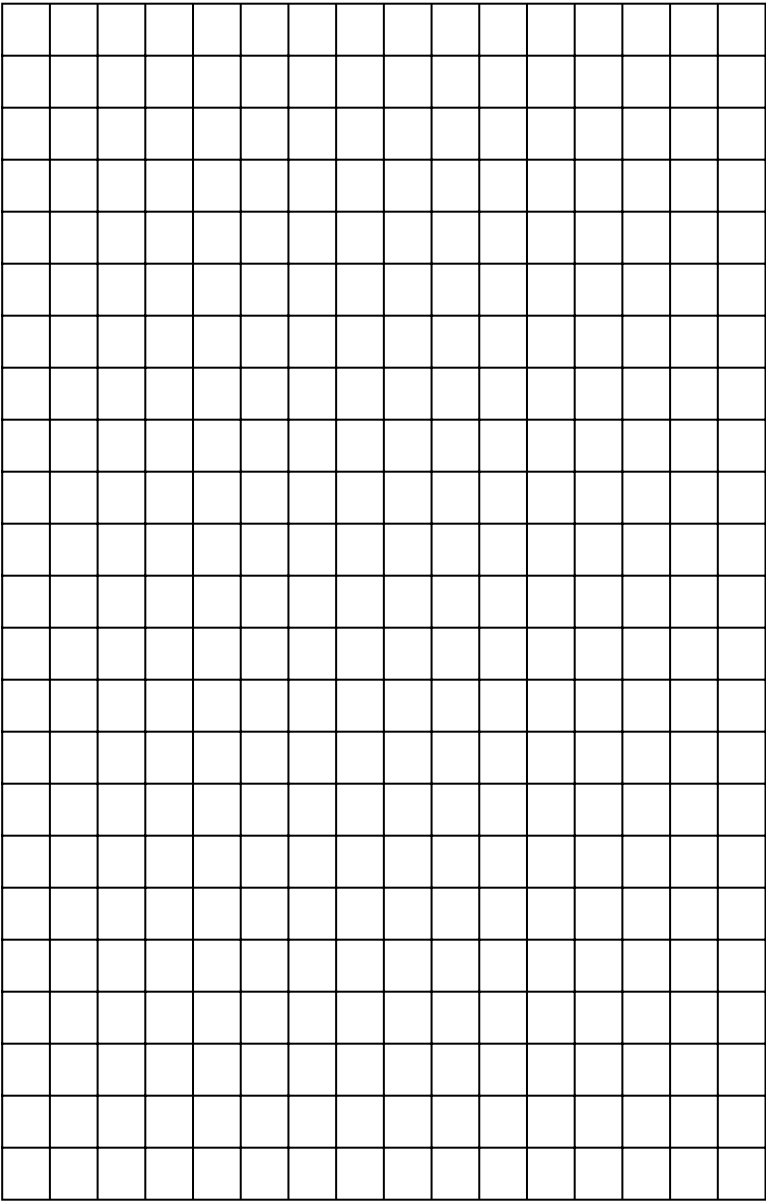


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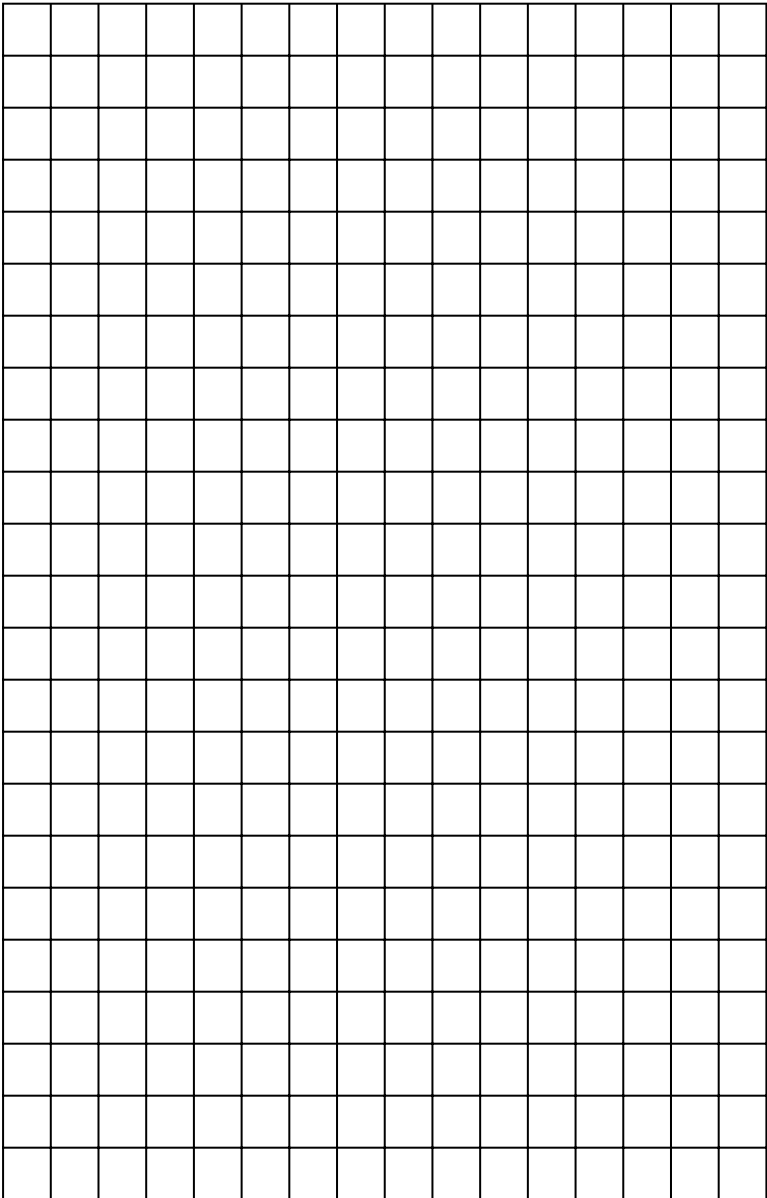


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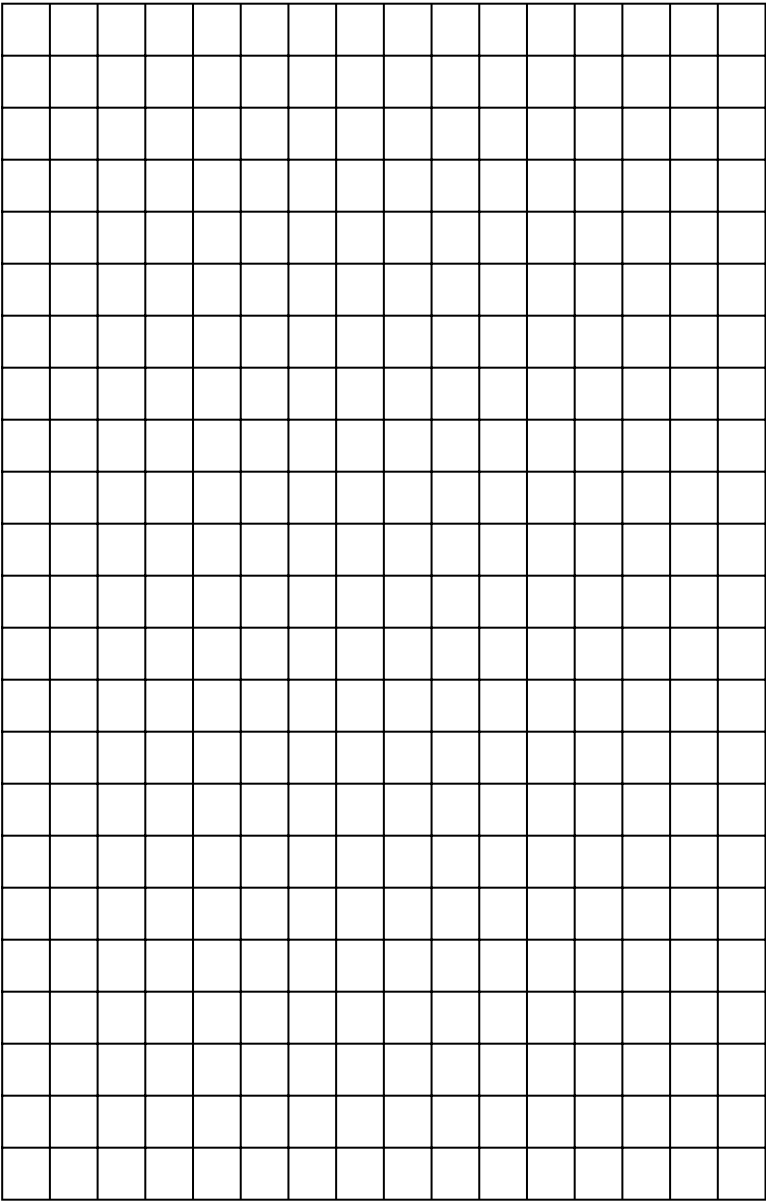


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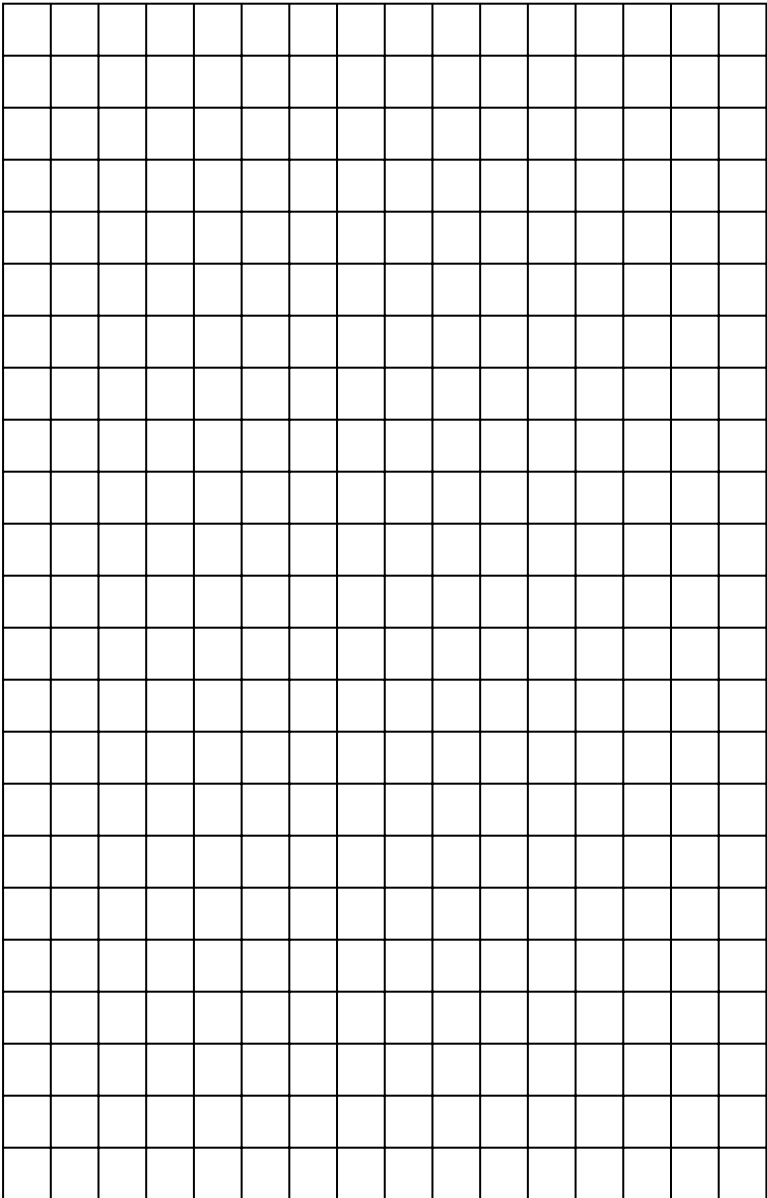


YOUR HOME

LAYOUT IDEAS FOR:



LAYOUT IDEAS FOR:



YOUR HOME SEARCH

Notes & Reminders

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Notes & Reminders

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“

**The home should  
be the treasure  
chest of living.**

”

-Le Corbusier

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## **TIME TO GET MOVING**

In this section, get organized to make your move. Create checklists and plan so that moving day will go smoothly.

*2 Months Out*

- Schedule movers
- Arrange transportation requirements for the move
- Reserve storage unit, if needed
- Acquire school transcripts for children, if applicable
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*1 Month Out*

- Find moving boxes, buy tape and other moving supplies
- Contact current services to cancel/transfer all utilities
- Contact services at your new home to start service on possession date
- Start cleaning out closets and donating items that are no longer needed
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

*1 Week Out*

Start packing up room by room

Label your boxes to identify where they need to go upon move in

Make address changes with the following:

Post Office

Driver's License

Banks/Credit Cards

Insurance

Doctors

Schools

Subscriptions/Newspapers

\_\_\_\_\_

\_\_\_\_\_

Start planning your moving day schedule

Reach out to friends and family if you'll need their assistance with moving

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*My moving day*

- Keep all personal and financial documents organized and in one box
- Arrange help for kids/pets, if necessary
- Do a final walk-through around to make sure you didn't forget anything
- Do a final cleaning and dispose of trash
- Leave any extra keys and garage remotes
- Lock all doors and windows
- \_\_\_\_\_
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## **RESOURCES**

The Resources section can be used for writing down referrals for contractors, inspectors, and anyone house-related that you may need for future reference.

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# GLOSSARY

**Adjustable rate mortgage (ARMs)** – This type of mortgage usually has a lower initial rate (for a set number of years), then the rate may go up or down, depending on the specified index rate used for determination. Usually preferred for short-term ownership, the repayment period for ARMs are typically 5, 7, or 10 years, but they can be issued for longer time periods.

**Amortization** – The repayment schedule of a loan, including payments of principal (the original amount borrowed) and interest. An amortization schedule displays, in a table format, the amount of principal and interest included with each payment, along with the remaining loan balance.

**Appraisal** – The estimated value of a property based on a qualified appraiser's written analysis. Banks typically require appraisals before issuing loans to ensure the estimated value of the property adequately exceeds the amount borrowed.

**Assessed value** – The value of a property assigned by a governing authority to levy a tax or fee on the property owner.

**Buyer's agent** – A real estate agent who represents the interests of homebuyers. An Accredited Buyer's Representative (ABR®) is a buyer's agent who has earned the ABR® designation by successfully completing specialized coursework and demonstrating experience in representing buyers. The ABR® designation is awarded by the Real Estate Buyer's Agent Council (REBAC).

**Closing costs** – Incidental fees associated with completing real estate transactions, potentially including attorney's fees, credit report fees, document preparation fees, deed recording fees, appraisal fees, etc.

**Contingencies** – Particular conditions that must be met prior to closing a real estate transaction such as a home inspection (to ensure the home has no serious defects), a financing contingency (which releases a buyer from the sales contract if their loan falls through), or a contingency that a buyer must first sell their current home. In general, the fewer contingencies required of a seller, the stronger a buyer's negotiating position, in terms of getting the best price.

**Earnest money** – Also called a "good faith" deposit, these are funds held by a neutral party to demonstrate the buyer has serious interest in purchasing a property.

**FHA loan** – Loans insured by the Federal Housing Administration (FHA). With attractive financing rates and less stringent lending requirements than conventional mortgages, FHA loans are often appealing options for buyers with lower credit scores and/or smaller down payments. They do, however, require two types of mortgage insurance: an upfront premium and an annual premium, which is wrapped into monthly mortgage payments.

**Fixed-rate mortgage** – A conventional loan with a pre-determined (or “locked in”) interest rate for the duration of the loan repayment period. They are traditionally 30 years in length but can be issued for 15 years, 10 years, or another duration.

**Home inspection** – A thorough professional examination (at the buyer’s expense) that evaluates the structural and mechanical condition of a property (plumbing, foundation, roof, electrical, HVAC systems, etc.). This highly recommended step is a common contingency clause in real estate sales contracts. If the inspector identifies issues that may be expensive to remedy, these can be revisited with the seller before proceeding with the sale.

**Listing** – The printed (or digital) description of a property for sale. Listings may include details about the property, the home (number of bedrooms, baths, featured rooms), other structures, the price, and photos.

**Offer** – A formal request to buy a home. See sales contract.

**Points** – Prepaid interest on a loan, equal to one percent of the loan amount. The advantage of paying points up front is that a lower interest rate can be secured for the lifetime of the loan. This may be a good deal if a buyer plans to stay in the home for many years (so the long-term interest savings outweigh the initial cost in points).

**Pre-approval (loan)** – A lender’s written guarantee to grant a loan up to a specified amount (subject to receiving full documentation). Pre-approval for a loan can strengthen a buyer’s negotiating position with a seller.

**Pre-qualification** – Less “official” than a mortgage pre-approval, banks offer (at no cost or obligation) pre-qualifications to estimate the amount a buyer may be able to borrow. It is often used early in a buyer’s search to help determine a reasonable price range.

**Private mortgage insurance (PMI)** – A monthly insurance payment that may be required if a buyer’s down payment is less than 20 percent of the home’s purchase price. It protects lenders against loss if a borrower defaults.

**Sales contract** – A legal agreement between a buyer and seller to purchase real estate, for a specified price and terms, for a limited time period (also called a purchase agreement or a binder). When initially presented to a seller, this document is often called a purchase offer. Once the seller accepts (or the buyer accepts the seller’s counter offer), it becomes a legally binding sales contract.

**Seller’s agent** – The real estate agent who represents the seller of a piece of property. Their job is to act in the best interests of the seller, marketing their home to potential buyers and negotiating on the seller’s behalf.

**Title insurance** – This type of insurance is acquired to protect against any unknown liens or debts that may be placed against the property. Before issuing title insurance, public records are searched to ensure that the current owner has legal rights to the title as well as the legal ability to sell the home and that no liens are held against the property.

These materials are not intended as legal accounting, tax, financial, or other professional advice. The reader should seek professional advice with respect to specific situations. **Amaryllis Homes**®



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