

# How to Buy a New Home

Andrea New Homes | Your Guide to New Construction in Florida

New Construction Home

## 1. Start Financial Preparation

Before shopping for homes, start saving for your down payment (3%–20%) and closing costs (2%–5%). Review your credit score, DTI ratio, income documentation, and budget for ongoing costs like taxes and insurance.

**Down Payment:** While 20% is ideal, you can get a loan with as little as 3% (conventional) or 0% (VA, USDA). Larger down payments reduce monthly costs and eliminate PMI.

**Closing Costs:** Typically 3%–6% of the home's price. These include loan fees, title insurance, appraisals, and government charges.

**Credit & Employment:** Aim for a credit score above 620. Lenders look for 2 years of job stability and a healthy debt-to-income ratio (preferably below 43%).

## 2. Get to Know Your Market

Browse listings, attend open houses, and define your priorities. Narrow down desired locations, property types, and features. This is when a trusted real estate expert (like Andrea!) becomes essential to help you strategize and avoid costly mistakes.

### 3. Get Pre-Approved & Start Searching

Get pre-approved with a lender to show sellers you're serious. Gather pay stubs, W-2s, and bank statements. I can help you compare loan options including FHA, VA, USDA, and conventional loans.

### 4. Make an Offer

Once you find the perfect home, I'll help you write a strong offer with the right price, contingencies, and timeline. Most offers include an earnest money deposit (1%–2%) credited at closing.

### 5. Complete Escrow Tasks

During the 30–45 day escrow, your lender will order the appraisal and underwrite your loan. You'll also schedule a home inspection. Review the Closing Disclosure document before signing anything.

**Inspections & Repairs:** If the inspection reveals issues, we can negotiate repairs or credits.

**Appraisal:** This ensures the property's value supports the loan amount. Appraisal contingencies protect your deposit if the value comes in low.

### 6. Prepare for Closing

Arrange homeowners insurance, review final documents, and complete a final walkthrough before signing. Bring your ID, payment for closing, and be ready to sign a stack of papers—then get your keys!

### 7. Move-In Day!

Congratulations—it's time to celebrate! I'll be there to make sure everything goes smoothly so you can enjoy your brand-new home stress-free.

## Ready to Start Your Home Buying Journey?

Let Andrea New Homes help you every step of the way—from budgeting to move-in day.

[Schedule Your Free Consultation](#)