

HOW MONEY

BUYING CHECKLISTS

KOUSHAL
PARIKH REALTOR®

Koushal Parikh
347.860.4629

EMAIL: kparikh@repeatre.com

HOME BUYING CHECKLIST

LOCATION

- Proximity to Work
- Quality of Local School Districts
- Safety and Crime Rates
- Proximity to Amenities (shopping, parks, public transport)
- Future Resale Value

CONDITION OF THE HOME

- Age of the Home
- Condition of Roof and Foundation
- Utilities (HVAC, electrical, plumbing)
- Professional Home Inspection

BUDGET AND FINANCING

- Down Payment
- Mortgage Rates
- Additional Costs (closing, maintenance, taxes, insurance)
- Pre-Approval for Loan

MARKET CONDITIONS

- Buyer's vs. Seller's Market
- Comparable Sales in the Area
- Investment Potential (appreciation, rental income)

SIZE AND LAYOUT

- Square Footage
- Number of Bedrooms
- Number of Bathrooms
- Floor Plan
- Expansion Potential (unfinished basements, large yards)

LEGAL ASPECTS

- Zoning Requirements
- Homeowners Association (HOA) Rules
- Land Ownership and Property Boundaries
- Title Search



KOUSHAL
PARIKH REALTOR®

Koushal Parikh
347.860.4629
EMAIL: kparikh@repeatre.com

HOME BUYING PROCESS CHECKLIST

RESEARCH AND PLANNING

- Determine Budget and Financing Options
- Research Locations and Neighborhoods
- Create a Wishlist of Home Features
- Check Credit Score

ASSEMBLE YOUR TEAM

- Find a Real Estate Agent
- Choose a Mortgage Broker or Lender
- Identify a Real Estate Attorney (if applicable)
- Select a Home Inspector

PRE-APPROVAL & FINANCING

- Gather Required Documents (W-2, bank statements, etc.)
- Apply for Mortgage Pre-Approval
- Review and Compare Loan Options

HOME SEARCH

- Browse Listings Online
- Attend Open Houses
- Schedule Private Showings
- Revisit Shortlisted Homes

MAKE AN OFFER

- Determine Offer Price
- Prepare Offer Letter
- Submit Offer and Earnest Money
- Negotiate and Finalize Terms

DUE DILIGENCE

- Conduct a Home Inspection
- Review Inspection Report
- Request Repairs or Price Adjustments
- Conduct a Title Search

APPRAISAL & FINANCING

- Schedule Home Appraisal
- Review Appraisal Results
- Secure Mortgage Financing

CLOSING

- Review Closing Documents
- Conduct Final Walkthrough
- Make Down Payment and Closing Costs
- Sign Closing Documents

POST-CLOSING

- Pick Up Keys
- Transfer Utilities
- Move In
- Send Change of Address Notifications

KOUSHAL
PARIKH REALTOR®

Koushal Parikh
347.860.4629
EMAIL: kparikh@repeatre.com

PRO TIPS FOR NAVIGATING THE HOME BUYING PROCESS



UNDERSTAND THE SELLER'S MOTIVATION

Knowing why the seller is moving can give you an edge in negotiations. For instance, if they're in a hurry to sell, they may be more willing to accept a lower offer.



USE CONTINGENCIES WISELY

Contingencies (like financing and inspection) can protect you, but they also make your offer less attractive to sellers. Use them judiciously, and consider shortening contingency periods to sweeten your offer.



BE FLEXIBLE WITH CLOSING DATES

If you can be flexible on the closing date, that might make your offer more attractive to the seller, especially if they need more time to move out.



DON'T SHOW YOUR CARDS

While it's important to be honest, revealing too much about your financial situation or emotional attachment to the property can weaken your negotiating position.



ALWAYS COUNTER-OFFER

Even if the initial offer is close to what you're willing to pay, a counter-offer can often get you additional concessions, like repairs or help with closing costs.

**KOUSHAL
PARIKH** REALTOR®

Koushal Parikh
347.860.4629

EMAIL: kparikh@repeatre.com

PRO TIPS FOR NAVIGATING THE HOME BUYING PROCESS



UNDERSTAND THE SELLER'S MOTIVATION

Knowing why the seller is moving can give you an edge in negotiations. For instance, if they're in a hurry to sell, they may be more willing to accept a lower offer.



USE CONTINGENCIES WISELY

Contingencies (like financing and inspection) can protect you, but they also make your offer less attractive to sellers. Use them judiciously, and consider shortening contingency periods to sweeten your offer.



BE FLEXIBLE WITH CLOSING DATES

If you can be flexible on the closing date, that might make your offer more attractive to the seller, especially if they need more time to move out.



DON'T SHOW YOUR CARDS

While it's important to be honest, revealing too much about your financial situation or emotional attachment to the property can weaken your negotiating position.



ALWAYS COUNTER-OFFER

Even if the initial offer is close to what you're willing to pay, a counter-offer can often get you additional concessions, like repairs or help with closing costs.

**KOUSHAL
PARIKH** REALTOR®

Koushal Parikh
347.860.4629

EMAIL: kparikh@repeatre.com