

BUYING A HOME

1 how much can you afford??

1

What you can afford depends on your income, credit rating, current monthly expenses, down payment and the interest rate. It's best to visit a lender to find out for sure.

2 shop for a loan

2

Save money by doing your homework. Talk to several lenders, compare costs and interest rates, negotiate to get a better deal. Consider getting pre-approved for a loan.

3

3 shop for a home

- ✓ Choose a real estate agent.
- ✓ Have a wish list. Decide what features you want.
- ✓ Have a home shopping checklist-take this list with you when comparing homes.
- ✓ Know the facts about "fixer-uppers"-home purchase and repair programs.
- ✓ Decide if you want your home built.

If you choose a home in a neighborhood with a Home Owners Association (HOA), be sure to request a copy of the HOA packet, so you can review before closing.

4

4 shop for a homeowners insurance

Lenders require that you have homeowners insurance. Be sure to shop around.

Information deemed reliable, but not guaranteed. The example in this document is a sample and there are many nuances and deviations from the above sample. Information on "Buying A Home" was obtained from: Department of Housing & Urban Development website: <http://www.hud.gov>

5 know your rights as a consumer

There are several laws consumers should know about when buying a home. Take the time to find out more about these laws:

- ✓ Fair Housing: Equal Opportunity
- ✓ Real Estate Settlement Procedures Act (RESPA)
- ✓ Borrower's rights
- ✓ Predatory lending

5

6

6 learn about homebuying programs

Learn about homebuying programs in your state. FHA loan programs offer lower down payments and are a good option for first-time homebuyers.

7

7 make an offer

Discuss the process with your real estate agent. If the seller counters your offer, you may need to negotiate until you both agree to the terms of the sale.

8

8 get a home inspection

Make your offer contingent on a home inspection. An inspection will tell you about the condition of the home, and can help you avoid buying a home that needs major repairs.

9

9 sign papers!

You're finally ready to go to "settlement" or "closing." Be sure to read everything before you sign!



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