

*B*eginning the buying process .

Organization is the key to finding the home you want while spending the least amount of time and energy.

Find out how much house you can afford. Do this before you go house-hunting. We can refer you to a loan officer who can help you determine how much of a down payment you can afford, along with a monthly payment you can handle.

Make a list of everything you want in a home. Is a master suite important? How many bathrooms? What about closet space? Do you need a yard for the kids and pets to play in? How about a fireplace or a bay window? Do you prefer a rambler or multiple-story house? Are schools or access to transportation important?

Separate the essentials from the items you could do without and put them on the "A" list. Prioritize the rest of the items into a second and third list in order of importance. We'll then go over the lists so that it's very clear on what you want and need in your home.

Keep good notes as we look at homes. After a while, it becomes difficult to remember which features belong to what home. We can provide you with a form and rating systems to help you compare homes. Some buyers make audio tapes as they go along.

When selecting a home, look beyond cosmetics. Make sure the home is in good physical condition and that you understand the cost of repairs. Look at additional homes, even if you love the first one you see. Many times, it takes looking at several homes before you find the one that is really right for you.

As your Windermere agent, we'll check with you regularly even if you haven't found a house that suits your needs. Keeping in contact with you allows us to establish a good rapport, and helps me learn how to help you effectively. I'll continue to be on the lookout for homes that suit your needs.