

SOUND OFF *Lorraine Amaral*

How do you know you've decided on the right house?

Purchasing a home is super exciting, but can also be a stressful time for the buyers and sellers. The stress can make choosing the perfect home a difficult task.

Buyers should consider their contract decisions carefully and with the aid of a trusted licensed Realtor who is savvy with negotiations and knows the community well. If you are working with someone you trust and believe in, they will have your best interests at heart. The transaction will be much smoother with knowledge and insight.

When you're searching for a home, it should definitely suit your



preferences and criteria. Keep in mind that no place is perfect, so there will always be some give and take. Most buyers will know they

are making the correct decision by their personal feelings. Others will know the best decision is the smart decision. Either way, make sure that you are buying the right house, not the house right now.

Some things to keep in mind would be the resale value, location, school district, land, square footage and style of your new purchase. Depending on whether you are purchasing it as an investment or as a home that you will reside in for a long time will determine what specifics are most important.

When your plan is long-term, then location is something that you should not sacrifice. You can always change cosmetic features

and even a floor plan but not the topography or location.

When choosing the perfect property, your Realtor should provide you with a recent comparative sales report of similar properties in the area. A bank appraisal should satisfy your needs as well. Some questions to ask when purchasing are: Can you still afford the lifestyle you desire and make your mortgage payments as well as taxes and all utilities? Do you have a plan of how many years you would like to live there?

Maintenance on your purchase can play a big part as well. If you work long hours and have very little downtime, a condominium

may be a better choice than a large home with a sprawling yard.

Don't feel shy when asking questions; your agent is there to help you with this decision. They are professional and impartial and will be able to point out all of the pros and cons of each property. A licensed building inspector will inform you to any issues that may exist. You should feel confident with your decision. Even though you may be nervous, this is a large step and those feelings are all normal.

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