

Home Buying Wish List

INSTRUCTIONS: Below are a list of items to consider for your new house and neighborhood. As you read over the first page, consider what is important to you and your family, as well as what you would like in your new house. After you have read over page 1, continue on to page 2 and fill out the wish list based on your considerations. If you get stuck filling out your house wish list, go back and reference the information on page 1.

NEIGHBORHOOD AMENITIES

Your new neighborhood should meet all the needs for your family, as well as support the type of lifestyle you prefer. When considering the amenities for your new neighborhood, take into account your children's education, your commute time to work, as well as parks, restaurants and leisure activities.

STYLE AND TYPE OF PROPERTY

The style and type of house you choose to buy will impact more than its appearance. For instance, a single-family home will likely have a yard, but you will be responsible for maintenance and repair. Here are the different types and styles of properties, and how they might impact your decision.

TYPES

New Construction - New construction does not have the wear and tear from previous owners. You will also benefit from new appliances and amenities. New construction can be more expensive than a previously owned home, so make sure your budget can afford the payments.

Previously Owned - A previously owned home is the most common home purchase. You will buy the home from the previous owner. Previously owned houses will have at least some wear and tear, and perhaps outdated appliances. You should have previously owned houses inspected by a home inspector to evaluate its condition and make sure there are no major repairs needed.

Foreclosed - Foreclosed houses are owned by banks, usually because the previous owner could not make their loan payments and defaulted on their home loan. Foreclosed houses in some cases are priced cheaper, and the bank does not have the emotional attachment to the house that a seller may have. Foreclosed homes may have been neglected as well if they have been on the market for a while, so make sure the condition meets your tolerance.

Fixer-Upper - A fixer-upper is a home that needs a lot of repair. Typically these houses are in less than desirable condition and need a lot of repair. Consider the time and money that you will need to put into a fixer-upper. If the cost benefits you more than buying a previously owned home, a fixer-upper might be a house to consider.

STYLES

Single-Family - This is a freestanding, unattached house that usually includes a yard in which the home sits on. Single-family houses provide you the most freedom for decoration to your style, but also the most responsibility for upkeep.

Condominiums - Condos are usually similar in design to apartments. Neighbors share common walls, ceilings, floors, common areas and other amenities. You will be responsible for the upkeep and maintenance of your condo. But, you will likely give up the responsibility to maintain a yard.

Cooperative - Co-ops are similar to condominiums. However, co-ops are a legal entity that consists of several people who own the entire property together. When you buy into a co-op, you don't purchase your own unit. Instead you purchase shares in a corporation that gives you the rights to live in one of the units under a lease or occupancy agreement. You will be responsible for paying co-op fees for the upkeep and maintenance of your unit. You will have the freedom to decorate your unit, but likely within the co-op's guidelines.

Townhouse - Also called townhomes, townhouses are connected by shared walls and often have common driveways. Townhouses share the same freedoms and responsibilities as a single-family detached house.

SQUARE FOOTAGE

You should consider the amount of square footage you would like in your new home. An easy way to calculate this is to take the amount of square footage of your current living situation, and add on square footage for the additional space you need. For example, you might live in a 600 square foot apartment and want to add one more bedroom and a living room to your new home. Add the square feet of the desired bedroom and living room you would like to add, and add the square footage amount to your current space. This is the approximate amount of square feet you are looking for in your new home.

HOUSE AMENITIES

House amenities are typically the things that you "want" in your new house, but not necessarily "need." Consider the type of leisure activities you and your family enjoy around the house. If you live in a cold climate and enjoy time with family, maybe a fireplace is important to you. Or perhaps a pool is more important to you if you live in a warm climate. Consider these items carefully, you might have to compromise on some of these amenities if your budget does not allow for them.

Location	
Place a check next to the answer that best matches your priority for each neighborhood amenity.	
SAFETY	PUBLIC TRANSPORTATION
<input type="checkbox"/> Low crime	<input type="checkbox"/> Bus
<input type="checkbox"/> No busy streets - low traffic	<input type="checkbox"/> Subway
<input type="checkbox"/> Not a factor	<input type="checkbox"/> Not a factor
SCHOOL DISTRICT	LEISURE
<input type="checkbox"/> High-performing districts	<input type="checkbox"/> Restaurants
<input type="checkbox"/> Not a factor	<input type="checkbox"/> Nightlife and entertainment
COMMUTE TIMES	<input type="checkbox"/> Parks and trails
<input type="checkbox"/> Close to work	ECONOMIC STABILITY
<input type="checkbox"/> Close to family / friends	<input type="checkbox"/> Growing
<input type="checkbox"/> Close to school	<input type="checkbox"/> Stable
<input type="checkbox"/> Not a factor	<input type="checkbox"/> Not a factor
	POLITICS
	<input type="checkbox"/> Conservative
	<input type="checkbox"/> Liberal
	<input type="checkbox"/> Not a factor

What style of home do you prefer?		Which type of property do you prefer?	
Place a check mark next to your home type and style preference.			
<input type="checkbox"/> New Construction		<input type="checkbox"/> Single-Family	
<input type="checkbox"/> Previously Owned		<input type="checkbox"/> Condominiums	
<input type="checkbox"/> Foreclosed		<input type="checkbox"/> Cooperative	
<input type="checkbox"/> Fixer-Upper		<input type="checkbox"/> Townhome	

How Much Square Footage Do You Need?
_____ Square Footage (Reference page 1 if you need help calculating this)

Rooms and Area	
On the left of each item, place a number for the amount of rooms/space you will need for your new home. Add any specifications for each item on the right.	
<input type="checkbox"/>	Minimum # of Bedrooms
<input type="checkbox"/>	Minimum # of Bathrooms
<input type="checkbox"/>	Eat-In-Kitchen
<input type="checkbox"/>	Family Room
<input type="checkbox"/>	Separate Den
<input type="checkbox"/>	Formal Dining Room
<input type="checkbox"/>	Formal Living Room
<input type="checkbox"/>	Garage (# of Cars)
<input type="checkbox"/>	Outdoor Space (Size & Use)
<input type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Basement
<input type="checkbox"/>	Workshop
<input type="checkbox"/>	Patio/Deck

Home Amenities	
Place a check next to any of the house amenities you would like for your new house.	
<input type="checkbox"/>	Wood Floors / Carpeting
<input type="checkbox"/>	Heating/Cooling Types
<input type="checkbox"/>	Fireplace
<input type="checkbox"/>	Pool
<input type="checkbox"/>	Spa
<input type="checkbox"/>	Other Special Needs

Print 2 copies of this home wish list. Keep 1 copy for yourself to reference during your home search. Provide your real estate agent with the second copy at your initial meeting. This will help you and your agent focus on finding the right house that matches your needs and wants.