

# **TOP 10 MISTAKES 1<sup>st</sup> TIME HOME BUYERS MAKE**

by Mike Schroeder Keller Williams Realty (724) 933-8500 11269 Perry  
Hwy. Ste. 300 Wexford, PA 15090

1.) Not Knowing Your Buying Power - How much can I afford? Consult with a lender (your bank or I can recommend a lender for you). Don't over-buy and be unable to afford furniture!

2.) Large Purchases - Don't buy any large ticket items (cars, vacations etc...) shortly before or during home buying process as this will lower your credit score.

3.) Not Knowing the Neighborhood - Is low income housing planned next to your new home? Is the neighborhood trending up or down? How close is shopping and services?

4.) Think School District – Most 1<sup>st</sup> time home buyers live in their home 4 -6 years on average. Always think re-sale and the 1<sup>st</sup> criteria (for most families) are highly rated school districts.

5.) Buying the Most Expensive Home on the Block – All you do here is help the cheapest home hold or better it's value. Try to stay in the mid-range average for the neighborhood.

6.) Not working with a Real Estate Professional - Trying to look on your own is risky (see #3). A licensed Buyer's Agent is your ally to guide you through the process. And the best part is their fee is paid by the Seller!

8.) Undisclosed Repairs - Sometimes Seller's will mask (or just not know about) leaky plumbing, hazardous furnaces or structural problems. A Buyer's Agent will lead you to inspectors who represent you solely in dissecting the home and finding out what's right... and wrong.

9.) Verbal Communication – Get It In Writng! Document all communication between you the Buyer and the Seller to avoid misunderstandings.

10.) Not Having Fun – The process for 1<sup>st</sup> time home buyers should be an enjoyable experience. Even though it's the most expensive purchase of most folks lives does not mean it should not be fun!

Attention to detail is KEY. If you are paying attention you'll see that I left out #7 and it's the most important one! I hope you enjoyed this report and feel free to call for #7!

My name is Mike Schroeder and I am licensed full time real estate professional. I'm glad to be of service to you! Call

**(412) 855-4412**