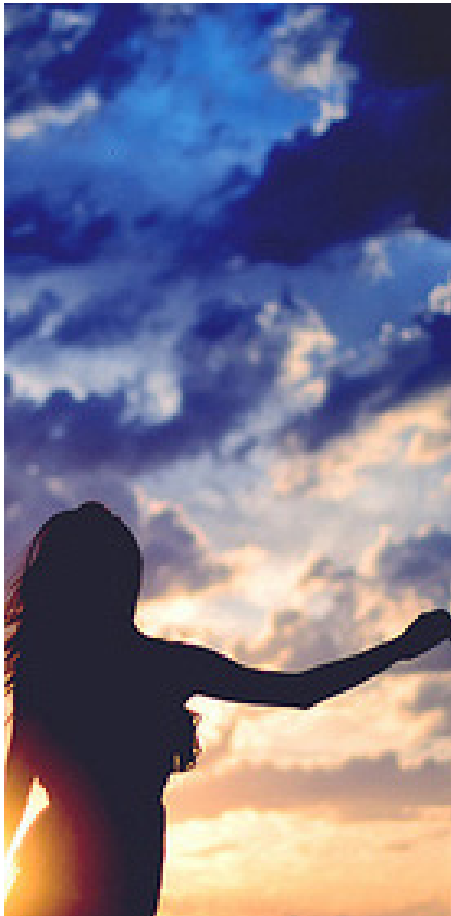




Avoiding the 10 Biggest Pitfalls When Buying a Home

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This is a guide that can help you avoid possible headaches on your next real estate purchase and give you peace of mind.



- 1) Failing to have your real estate associate provide a detailed market analysis of the home's value. The inspector will look for things that you never dreamed of!
- 2) Failing to get an inspection on the property you are purchasing.
- 3) Not requiring a Real Property Report (RPR) with compliance on the property you are purchasing.
- 4) Making a low-ball offer and discouraging the seller from negotiating with you.
- 5) Failing to get pre-qualified for mortgage financing prior to making the offer to purchase.
- 6) Not allowing enough time to find out all of the important information, such as building inspections, permits, title examinations and any relevant municipal/community information. monoxide test but if there is a specific concern about the furnace then the inspector will recommend bringing the gas company in to assess that specific utility.
- 7) Neglecting to work with a Buyer's Associate.
- 8) Purchasing a For-Sale-By-Owner (FSBO) or other property (ex. new build), without the use of a real estate professional and attorney.
- 9) Purchasing a parcel of real estate without obtaining title insurance.
- 10) Not obtaining a City Inspection or copies of applicable permits!

Although the list above is not a full and comprehensive list of all pitfalls buyers make when purchasing a home, they are common problem areas. You can avoid dealing with the headaches that arise from overlooking these items by choosing the right REALTOR®. For further explanation of the implications of any of the pitfalls listed in this report, call me, [agent name] at [phone number]. I would be happy to discuss your specific situation and put you on