

How to Avoid Home Buying Mistakes

1. **Not doing your homework.** Enter the market well-prepared by researching location, school district, deed restrictions and taxes.
2. **Trying to make a shrewd investment.** Focus on finding the best place for you and your family to live rather than trying to predict the real estate market.
3. **Choosing a poor location.** Consider what part of town you would like to live in and avoid homes located on busy streets.
4. **Overlooking an inferior floor plan for an attractive exterior.** Choose a great floor plan over a great exterior because you'll spend far more time inside the house than outside.
5. **Overlooking how the home will function for your family.** Consider features that are most important to your family and choose a home that will meet those needs.
6. **Not having the home properly inspected when buying a resale.** Hire a state-licensed, professional inspector to evaluate the home's true condition, which could save you thousands of dollars in repairs and maintenance.
7. **Not having the home properly inspected when buying a new home.** Research the number of homes sold, homeowner satisfaction, years in business, industry recognition and warranties offered.
8. **Not getting what you want because you're impatient.** If it's a used home, allow time to negotiate and get the best deal possible. Refusing to rush the process could save you \$5,000 on the purchase price.
9. **Waiting for a better time to buy based on the market and interest rates.** History shows that those who purchased homes and kept them for three to five years or more did better than those who didn't. Waiting is one of the biggest mistakes a home buyer can make.
10. **The biggest home buying mistake is not buying at all.** Buying a home will give you a place to call your own and allow you to take advantage of tax breaks and build equity.