



WFG National Title



# TIPS TO BUYERS

Every homeowner has been a First-Time Buyer once in their life, so you are not alone. Buying a home is one of the largest purchases you'll make, so how do you know you are ready to take the next big step? These home-buying tips can help reduce the stress of buying your first home.



**Rent vs. Buying.** If your job and family status are likely to be stable for the next few years or you are planning on remaining in the same city, now may be a good time to consider buying. If you think you may need to look for work outside the area or want to have flexibility to move on a whim, then put off homeownership for a while.



**Location, location, location.** Figure out what is essential to you, such as school district reputation, crime rates, convenient shopping areas, local parks or whether there are children in the neighborhood. Rank these qualities in order of importance. Focus only on neighborhoods that meet those criteria.



**How is your credit?** Your credit standing will affect the terms of your mortgage. It is a good idea to try and strengthen your credit rating before applying for a loan. You can help do this by paying your bills on time, reducing your total debt load and avoiding any unnecessary inquiries to your report.



**Know what you're getting into.** Most offers made on a home sale include a professional home inspection. Before you sign on the dotted line, you should be confident about the condition of the home and the expenses you may incur as a result of purchasing that particular house.



**Pinch those pennies.** Besides having to save for a down payment, other expenses such as closing costs, homeowners insurance, and more, most lenders will want you to have a "reserve" -- money left in your savings account after you've covered all the costs. Frugality now will pay off later when you're enjoying your new home.



**Knowledge is Power.** Learn about the broker's role in your home buying process. Brokers and real estate agents are key players in home buying transactions and it pays to do a little research to make sure you are getting the best representation available. Check out your broker's and agent's website and reviews online.

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Contact WFG National Title Company for more information on homeownership!