



## Balancing Needs with Wants

### A checklist/framework to make your home search productive and successful

How do you make sure you buy the right home? Between the home itself, the all-important location, and the limitations of budget, there are a lot of variables to consider. This home shopping checklist will help you nail the balancing act of needs versus wants, and it's important to consider these variables before your home search and before you fall in love first sight with a home that really won't help you live how you want to live. If you're buying with a spouse or partner, you might fill out the checklist separately and then compare. Also, it is essential to share the checklist with us so that we may help you find the perfect home and not waste time seeing homes that don't check the needs boxes.

Primary Broker @Hughes Home Team: \_\_\_\_\_

## The Six Letter Word: Budget

I/We have spoken with a mortgage broker and have a pre-approval\_\_\_\_\_

I/We are comfortable with knowing our home budget\_\_\_\_\_

If you have not yet spoken with a mortgage broker, we are happy to provide recommendations for you. Please don't overlook this very important step BEFORE you start your home search. Being "off" on what you can afford will inevitably lead to us wasting time and energy on property searches and tours of the wrong properties and importantly, we may be missing out on ones that fit the bill!

Home Purchase Price Range:\_\_\_\_\_to\_\_\_\_\_

Tax Target:\_\_\_\_\_

HOA:\_\_\_\_\_

Monthly Rent Target:\_\_\_\_\_

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Mortgage Broker: \_\_\_\_\_

## Location/Area:

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

## Home/Property Type

	NEED	BIG WANT	SMALL WANT	DON'T CARE	OTHER
Attached/condo/ townhouse					
Single Family home					
Duplex					
Co-Op Apartment					
Multi-family					

## Basics:

1) Number of bedrooms:, min.

2) Number of bathrooms, min.

3) Parking/Garage/#

4) Pets/Needs

4) Yard/outdoor space/Balcony

## Nearby Ammenties/Necessities/Proximities

	NEED	BIG WANT	SMALL WANT	DON'T CARE	OTHER
Employment					
Excellent Schools Kids Ages?					
Public Transportation					
Shops and Restaurants					
Community Center					
Health Clubs					
Park/playgrounds					
Everything walkable					

NOTES:

# Home Style/Attributes/Lifestyle

	NEED	BIG WANT	SMALL WANT	DON'T CARE	OTHER
Classic Style:					
Modern Style:					
Master Suite					
Modern kitchen Chef's kitchen					
Newly rehabbed					
Hardwood					
Central Air/Heat					
Move-in Ready					

# Rooms

	NEED	BIG WANT	SMALL WANT	DON'T CARE	OTHER
Open Floorplan					
Large Room Size					
Formal Dining					
Eat-in kitchen					
Walk-in closets, lots of closet space					
Home office					
Finished Basement					
Porch/patio					
Attic &/OR Extra Storage					
Pets Pet requirements					