

International Fine Realty



## How to Not Pay Too Much for Your Home in the Miami area!

Whether you are buying your first home, or your fifth, the process of buying a home is a detailed, time-consuming venture. At the same time, it's an emotional period laden with difficult choices. You want to ensure that the home you purchase - whether it's a house or condo, meets your family's needs now, and in the future.

Each of these decisions often involves money. When you consider all that money represents, you'll want to ensure that you don't pay too much. This article helps you become a savvy buyer, by pointing out some of the pitfalls inherent in the home-buying process. These include such things as knowing what you want before you begin shopping, taking your time to shop, choosing the right Realtor®, and remaining objective while viewing potential homes. With this information, you'll be closer to finding your ideal home.

### 1. Before you shop, develop a needs vs. wants list

Everyone has a picture of an ideal home. This would include all the features you not only need, but have long desired. However, when it comes time to buying a home, the desires cost more.

That's why it's a good idea to develop a needs and wants lists. With this list, begin with items you really need like adequate space, garage, closet/storage space, ocean view or city views and number of bedrooms. For most people, basic needs should be considered first. After that, you could consider additional desires, if you can manage these benefits financially.

With such a list in your hands, you're less likely to be caught up in the excitement of the pursuit. You'll have a good idea of what you want, within your price range, and if you can afford those additional items.

## **2. Get pre-approved prior to shopping**

Visit your financial or lending institution prior to home buying. Quickly, you'll know the amount of mortgage you'll receive. Be sure to get a mortgage commitment in writing. Most importantly, you'll tell sellers that you are a serious prospect. Depending upon market conditions, a seller may lean towards an unconditional offer. You'll have less negotiating power if you have to wait for mortgage approval.

Banks and financial institutions have developed many new programs. When you review your needs and objectives with a lending officer, you'll be one step closer to purchasing your home.

These are just 2 of the things to keep in mind when purchasing a home in Aventura, Sunny Isles Beach, Hollywood Beach, Hallandale Beach, Bal Harbour, Surfside, Miami Beach (South Beach), Downtown Miami, Brickell, Coral Gables or Homestead.

**Always call us or email us for more things to keep in mind.**

**When you are ready to buy in the Miami area, give us a call. We are ready to assist and guide you and find the best possible deals for the lowest price possible.**

Sincerely,

Brosda & Bentley Realtors®

**(786) 406-1757**