



AVOID THESE 10 COMMON MISTAKES WHEN BUYING A HOME

Buying a home is one of the biggest financial decisions you'll make—so it's important to get it right! To help you navigate the process smoothly, here are 10 common pitfalls to avoid when purchasing a home.

1 Skipping a Market Analysis

Before making an offer, ensure your real estate professional provides a detailed market analysis of the home's value. This helps you determine whether the asking price is fair and prevents you from overpaying.

2 Skipping the Home Inspection

Never assume a home is problem-free just because it looks good on the surface. A professional home inspection can reveal hidden issues, saving you from costly surprises down the road.

3 Overlooking the Real Property Report (RPR)

An RPR with municipal compliance confirms that the home's structures (fences, decks, additions) comply with local regulations. Without it, you could inherit costly legal or zoning issues.

4 Making an Unrealistically Low Offer

A low-ball offer can offend the seller and shut down negotiations before they even start. Instead, work with your REALTOR® to craft a strategic offer based on market value.

5 Not Getting Pre-Approved for a Mortgage

Sellers take pre-approved buyers more seriously. Before making an offer, secure pre-approval to understand your budget and improve your negotiating power.

6 Rushing the Due Diligence Process

Take time to investigate key details like:

- ✓ Building inspections & permits
- ✓ Title searches & liens
- ✓ Local zoning & community bylaws

Skipping due diligence can lead to unexpected complications after you move in.

7 Not Working with a Buyer's REALTOR®

A Buyer's Associate represents your interests, helping you:

- ✓ Find the best home for your needs
- ✓ Negotiate price & terms
- ✓ Navigate the legal & financial process

Without expert representation, you could end up overpaying or overlooking critical details.

8 Buying a FSBO or New Build Without Representation

When purchasing a For-Sale-By-Owner (FSBO) or a new construction home, always involve a real estate professional and a lawyer to protect your interests. The seller's side has professionals looking out for them—make sure you do too!

9 Skipping Title Insurance

Title insurance protects you from unexpected claims, fraud, or legal disputes related to the property's ownership. It's a small cost that provides major peace of mind.

10 Not Obtaining a City Inspection & Permits

Before closing, ensure the property has passed city inspections and has the necessary permits for renovations or additions. Unpermitted work could lead to fines or costly modifications down the line.

Final Thoughts

Buying a home is exciting—but small mistakes can lead to big problems. By avoiding these common pitfalls, you can make a smart, confident, and well-informed purchase.

💡 Need expert guidance? Let's chat! I'd love to help you navigate the home-buying process with ease. 🏡🔑