



The Essential Home Buyer's Guide

Your roadmap to success in the Dayton, Ohio
real estate market

The Essential Home Buyers Guide

Your Roadmap to Success in the Dayton, Ohio Market

Purchasing a home is an exciting and life-changing experience, full of dreams and new beginnings! Whether you're looking for a property with privacy or to be close to amenities in one of the many vibrant neighborhoods around Dayton, Ohio, my First Time Buyer Guide is designed to make the process clear, simple, and stress-free; allowing you to move forward with confidence as you turn your dreams into reality. Let's get started on the path to finding the perfect place to call your own!

Step 1: Financial Preparation

Before we begin touring homes in the Miami Valley, we'll have an honest conversation about your financial readiness. You'll need to prepare for:

- **Earnest money deposit** (also considered a "good faith" deposit upon an accepted offer)
- **Down payment** (typically 3-20% of purchase price)
- **Closing costs** (approximately 2-5% of loan amount)
- **Inspection fees** (typically \$500-1000)
- **Appraisal costs** (\$450-650)
- **Moving expenses** (varies based on distance and volume)
- **Initial repairs or updates** (recommend setting aside 1-2% of home value)

Monthly Housing Budget Considerations:

- Mortgage principal and interest
- County property taxes
- Homeowner's insurance
- Possible HOA fees (common in newer Dayton developments)
- Utilities (often higher than in rentals)
- Maintenance reserve (typically 1% of home value annually)

Step 2: Lifestyle Assessment in the Dayton Area

Understanding your day-to-day needs helps us find the perfect neighborhood in the Miami Valley. We'll discuss:

- **Daily commute preferences** - Be honest about maximum acceptable commute times to your most frequented establishments like work & school

- **Proximity to amenities** - How important is it to be near:
 - Grocery stores like Dorothy Lane Market, Whole Foods or Kroger
 - Restaurant districts like Uptown Centerville or The Oregon District
 - MetroParks and recreation areas
 - Entertainment venues like the Schuster Center or Frazee Pavilion
 - Shopping centers like The Greene, Austin Landing, or Dayton Mall
- **Family considerations:**
 - Preferred school districts
 - Proximity to childcare or family members
- **Pet accommodations** - Outdoor needs, access to dog parks, walking paths
- **Hobbies and activities** - Space for gardening, proximity to bike trails, etc.
- **Future plans** - How long do you anticipate living in this first home?

Commute Reality Check:

If you currently have a 10-minute commute to downtown Dayton, would you be willing to accept 20-30+ minutes from areas like Springboro or Miami County for the right home? Remember that commute time impacts your daily quality of life.

Step 3: Needs vs. Wants Analysis

For your first home in the Dayton market, distinguishing between must-haves and nice-to-haves is essential:

Typical "Needs" to Consider:

- Minimum square footage, bedroom and bathroom count
- Geographic boundaries & commute times
- Maximum price point (think in terms of what's comfortable in a monthly payment)
- School district
- Structural soundness and newer maintenance items
- Outdoor space

Typical "Wants" to Consider:

- Specific architectural style (Dayton has everything from historic to new construction)
- Updated kitchen and bathrooms
- Additional space like a basement or garage
- Specific lot size
- Particular fixtures or finishes
- Swimming pool or specialty features

Remember: Your first home is rarely your forever home. Consider properties with "good bones" where cosmetic updates can build equity, especially in emerging Dayton neighborhoods.

Step 4: Mortgage Pre-Approval

I'll connect you with trusted local Dayton lenders who will:

- Review your financial situation
- Check your credit score
- Verify income and assets
- Discuss loan program options (Conventional, FHA, VA, USDA, Ohio first-time buyer programs)
- Provide a pre-approval letter with your qualified loan amount

Step 5: The Dayton Home Search Process

Once pre-approved, we'll begin the exciting part:

- **Initial showing tours** - View 3-5 homes across different neighborhoods to calibrate your preferences and research commute times
- **Refined searches** - Based on your feedback about specific areas
- **Property evaluation** - I'll help you assess:
 - Potential repair needs
 - Resale value considerations in specific Dayton submarkets
 - Neighborhood stability and growth potential
 - Future development plans
- **Offer preparation** - When you find "the one"
- **Negotiation** - Advocating for your best interests in Dayton's competitive market
- **Due diligence period** - Inspections and further evaluation
- **Closing coordination** - Change of address, utility transfers, scheduling and occupancy

What It's Like Working With Me as a Buyer

- **Initial consultation** - 60-90 minutes to understand to get to know you and your needs
- **Regular communication** - Your preferred method (text, call, email)
- **Rapid response** - Quick notification of new listings that match your criteria
- **Flexible showing schedule** - Evening and weekend availability
- **Educational approach** - Explaining each step of the Dayton buying process
- **Network of professionals** - Access to my trusted team of Dayton area:
 - Lenders
 - Inspectors
 - Insurance agents
 - Contractors
 - Attorneys
- **Local expertise** - In-depth knowledge of market trends and local happenings
- **Post-closing support** - Assistance with:
 - Service provider recommendations (junk removal, painting, cleaning, dog sitting)
 - Home maintenance recommendations

- Local happenings and event features
- Future real estate planning

Ready to Find Your First Dayton Home?

The journey to homeownership begins with a conversation. Let's meet for coffee to discuss your specific situation and how I can help make your real estate goals a reality in 2025.

Contact me:

Giselle Rodriguez

Reign Realty

937-305-6492

giselle@reignohio.com

www.gisellemyhouse.com

This guide is provided for informational purposes and does not constitute financial or legal advice. Dayton market conditions and processes may vary.