

ABC's of Buying a Home®



“Always There For You”

BOWERS
REALTY & INVESTMENTS®



17277 W. Ten Mile Road
Southfield, MI 48075
(248) 557-1200
(248) 557-2060

Always inspect properties carefully. Pay special attention to the remaining life of the components: i.e., roof, furnace.

Budgeting is part of homeownership. The process of saving continues after closing. If the value of your property doubles, you have added that amount to your personal wealth.

Compare properties, shop for the best deal available. Repairs to older homes should increase efficiency. Greater efficiency means lower monthly utilities.

Don't be afraid to ask questions. The purchase of your home tends to be the largest single investment of a lifetime. For example, make certain you understand how taxes affect your monthly payment. \$1,200 Annual taxes translates into \$100 per month.

Equity is the value of your new home minus the amount you owe to the lender. The objective of home ownership should be to build equity. Equity in your personal home is a large part of your personal net worth. Stable neighborhoods, a good maintenance program and a strong commitment to making your payments equals personal wealth.

Versatility is a plus! Be versatile, check out other areas and different styles of homes. You never can tell where you may find your dream home.

Write down your goals and objectives and share with others. Making a list of your "must haves" and "wish lists," can oftentimes help you in your search. Keeping in line with your goals will keep you on track.

Years can be an important factor in your home buying process. How many years you plan to stay in a home is very important in your selection. Also, determining how many years to finance your loan is of great importance when calculating your monthly payments.

Zest is necessary! The home buying process can sometimes be a little strenuous. Making one of the biggest purchases of your life is not always a picnic. A positive attitude and working with the right professionals can limit the stress.

Jointly owned property is an acceptable way to purchase a home. Two unmarried adults or relatives planning to reside together may jointly qualify for a home mortgage. This may increase their purchasing power. Two family dwellings are a popular method of sharing expenses while maintaining separate units.

Keep your eye on the prize. Paying rent will never build equity. Equity in your property can be a source of funds if a catastrophic illness occurs in your family or relocation to another location. You can't borrow on a pile of rent receipts.

Loan. A mortgage loan is an important part of your credit history. Always pay your mortgage loan on time. Abuse can result in the loss of opportunity when the value of your property goes up and you no longer qualify for a new mortgage loan. Refinancing after a foreclosure action always results in a higher rate and higher monthly payments. Shelter is a necessity that should not be put at risk.

Monthly payments on the mortgage you qualify for is determined by applying a percentage to your documented income.

Neglect of your property causes greater repair costs. A small drip neglected may require a complete faucet set replacement. Peeling paint exposes wood to dry rot. A loose gutter can cause water seepage and plaster damage. Conduct your own inspection every spring on the exterior. Add regular maintenance items to your household budget.

Ownership of a home is definitely something to be proud of. Take pride in your ownership. Remember that the way you treat the ownership of your property is a stepping-stone for future ownership possibilities.

Pay a little extra on your monthly mortgage payment each month and watch your mortgage balance go down quicker than you expect. \$20 Per month can shorten the life of your mortgage substantially.

Quench any thirst you have for living above your means. Make sure that you decide from your budget how much you can afford for monthly housing payments and stick to that figure.

Resolve any previous credit issues. Although many lenders can help you with financing with credit problems, it is a requirement that you pay unpaid creditors.

Shopping for a home in today's market requires readiness. Be sure to invite the people who will assist in your decision-making process to your showing appointments.

Talk to your real estate agent and lender. Be truthful with the people that have committed to help you.

Uppdate the professional assisting you in buying a home with any new information: i.e., new job, change in pay, change in type of home you desire.

Family values taught to children pass on to future generations. Homeownership is an excellent value to pass on to our loved ones as we accumulate assets.

Giving attention to our neighborhoods is an investment in our future. No homeowner is an island, we're a part of a neighborhood, a community, a city, and a nation.

Homeownership is more than the "American Dream." Owning property is a privilege enjoyed by U.S. Citizens and guaranteed to them by the U.S. Constitution. Failure to exercise that right is similar to failure to vote in the election process. Programs are available to everyone for assistance in shelter. You may qualify for these programs.

Income determines the amount of mortgage you can afford to pay. Many sources of income can be documented to qualify for a mortgage loan; i.e, social security benefits, child support, tips, commission, bonuses and others. Your Income Tax Returns and patterns of stability of income sources will be considered. The amount of your mortgage loan is based on your ability to repay the debt.



Recent surveys show, on average, homeowners look at several properties before making a selection. This handout is courtesy of Bowers Realty & Investments® and was developed for purchasers in order to make the buying process easier and less cumbersome. A home purchase is one of the most important financial decisions you'll ever make; and, at Bowers Realty & Investments®, we aspire to assist you in that momentous task.

We're Always There For You!