

# Real Estate Do's and Don'ts

## Don't:

- Ask everybody for his or her opinion
- Buy during hot markets (i.e. spring)
- Get involved in crazy multiple offers
- Buy a home with foundation problems
- Buy a home with "major unfixable negatives"
- Do significant remodeling while living there
- Over-analyze
- Think of your home as just an investment
- Expect perfection

## Do:

- Have your cash and loan approval in place
- Go online to educate yourself
- Go to open houses to educate yourself
- Buy properties that have been on the market for a long time
- Buy during the slow "seasons": Typically just before Thanksgiving to just after New Years, the the entire month of August (families are on vacation)
- "Go for it" if a home "comes close" to your needs
- Buy the best location you can afford
- Have thorough inspections
- Multiply your remodeling cost estimates by 1.5X
- Multiply your remodeling time estimates by 2X
- Plan on a minimum of 3-5 years for net profit from sale

These Do's and Don'ts are great for smart home buying, but smartest of all is finding the right agent. Contact me today.



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