



WALDEN WOODS

Questions To Ask Before Buying

waldenwoodsliving.com

3 Walden Way, Milford, MA 01757 | 508.478.2251

What do you hope to find?

What you need, what you want, and what you can afford may not all match up. How many bedrooms and bathrooms do you really need? Are you the type of buyer that likes to do projects and put sweat equity into a home, or do you prefer the idea of new construction with all the amenities included.

How do you like to live?

Are you a formal person? Would you really use a formal dining room? Is a home office a priority? Do you entertain a lot, cook a lot, or like to watch sports on a big screen TV? When deciding what floor plan to choose, it helps to be completely honest about the things you like to do at home to determine the right lifestyle fit for you.

What options are important to you? Do you like a deck, patio or a porch? Do you prefer carpet or wood floors? Is a finished lower level for friends and overflow important? Do you want a customized kitchen so it functions the way you want it to? Do you need a two-car garage?

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What can you afford?

Although mortgages are not being granted as freely as a couple of years ago, there are still great programs available. There are also record low interest rates that make now a great time to get into a new home, whether you are a first-time homebuyer, if you are downsizing, or buying up. Take the time to meet with a couple of local banks and mortgage companies and see what's feasible. When looking at a property, take all expenses into account. What are the property taxes and association dues? How efficient will it be to live in (is it Energy Star rated)? Ask the developer if there is a local mortgage broker that they recommend, as they may have worked out a package that offers reduced closing costs, special terms, or a reduced rate to their buyers.

Has your search been thorough enough?

If commuting is an issue, find out if there is a different community that offers much more home for the money if you were willing to drive an extra 10 miles? Does it have easy train access? Consider the places you like to go on a regular basis besides work. Does a certain town or area provide a nice commuting location for where you head for leisure time? Do you need the school system? If not, then why pay the property taxes of a town supporting a newer school?

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Have you asked enough questions?

So often people go to an open house and are afraid to ask a lot of questions because they don't want to get a sales pitch or be pressured into something. But you may be missing out on some important information that would help you make a decision. Create a list of things that you "must have," "would be nice," and "don't want," and be honest about what they are. A true real estate professional representing a developer or development should be well educated about their property and care that you find the right home for you, whether it's in that community or not.

Don't be afraid to act.

If you've done your homework and you've found a property you would happily call home, try and make it happen. Builders and developers have become much more flexible in their terms lately, for instance offering extended closing if selling your current home is a requirement. Don't miss out on the property you want just because there are some possible roadblocks. See what can be done to work through them. It really is a great time to buy a home!

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