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## Five Biggest Mistakes Buyers Make...

**1. Thinking bigger is better.**

In a home or in a Brokerage firm...not true. Working with a firm that does everything in-house, escrow, lenders etc. Allowing yourself to be handed off to an assistant for the rest of the transaction. You want someone to advise you, not sell you!

**2. All buyers, except cash buyers, should be qualified by a lender.**

Just because you qualify for a loan doesn't mean you feel comfortable with the payments. Buy at your comfort level not your agents or lenders. Get your ducks in a row before going out and looking at properties. You need to start at A and work your way to Z. A qualified agent or broker can educate you on the process.

**3. Not going to the City or County office to pull the permit history of the property.**

This can shine a lot of light on the property your about to purchase. You should pick up on any non-permitted items done to the property by the present or the pervious owners. This should be addressed during your Due Diligence Period.

**4. Buyers not having a professional home inspection report with pictures done.**

The pictures show trouble spots and can be referenced at any time. Also, walk with the inspector during the inspection, or at least at the end of the inspection, to get a visual overview. This will give you and your agent or broker an idea of any areas that will need to be addressed by the sellers prior to closing or by you in the near future. Doing this will save headaches and an outlay of cash right off the bat.

**5. Picking an agent or broker is like dating, you need to feel comfortable and at ease.**

Honesty and truth need to be Priority Number One. You will be spending a lot of time together during the home buying process. Updates are very important to keep everyone posted on the progress being made. Working together and being educated on the home buying process is very important in finding the perfect home for you and your family. It all takes time so be comfortable with your representation.

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