



First-Time Home Buyer Guide

Everything you need to know to confidently purchase your first home.

1. Understanding the Home Buying Process

- Learn the **steps from pre-approval to closing**.
 - Understand **common real estate terms** (escrow, appraisal, contingencies).
 - Know your **rights and responsibilities** as a buyer.
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2. Preparing Your Finances

- Check and improve your **credit score**.
 - Calculate your **budget** including down payment, closing costs, and moving expenses.
 - Explore **mortgage options** and get pre-approved.
 - Save for **emergency funds** to cover unexpected costs.
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3. Choosing the Right Home

- Determine your **must-haves vs. nice-to-haves**.
 - Research **neighborhoods, schools, and amenities**.
 - Understand **long-term goals**: resale value, future family plans, commute.
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4. Working with Professionals

- Hire a **knowledgeable real estate agent** experienced with first-time buyers.
 - Consult a **mortgage broker or lender** early.
 - Consider **home inspectors** for a thorough evaluation.
 - Understand the role of **attorneys, appraisers, and title companies**.
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5. Making an Offer & Negotiation

- Learn **how to craft a competitive offer**.
- Include **contingencies** for inspection, appraisal, and financing.

- Know strategies for **negotiating price and terms** effectively.
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6. Closing Process

- Understand your **closing disclosure** and all final paperwork.
 - Conduct a **final walkthrough** to confirm property condition.
 - Ensure **funds and insurance** are ready for the closing date.
 - Receive your **keys and ownership documents**.
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7. Moving In & Next Steps

- Transfer **utilities and services** to your name.
 - Change your **address** with banks, subscriptions, and post office.
 - Set up **home maintenance routines** to protect your investment.
 - Celebrate becoming a **homeowner!** 🏠
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Tips for First-Time Buyers

- Ask questions – no question is too small.
- Keep a **checklist or binder** of all important documents.
- Take your time – rushed decisions can lead to mistakes.
- Stay in **regular communication** with your agent and lender.