



Dreaming of buying your first home?

Your Complete Guide to Buying Your First Home

Linda Brumbill, Realtor, Right at Home Realty Brokerage.



Welcome to your Home Buying Journey

Buying your first home is a huge milestone filled with excitement, possibilities, and no doubt a few challenges and perhaps disappointments along the way.

It's natural to feel both eager and a bit overwhelmed. After all, purchasing a home is one the most important financial decisions you will make in your lifetime, and it requires serious commitment.

This Guide is designed specifically for first-time homebuyers just like you. It's packed with key insights and information to make the process as smooth and stress-free as possible.

The best way to start is by becoming an informed homebuyer. In this Guide, we'll walk you through the basics of the home buying process, answer common questions and prepare you for the steps ahead.

My goal is to boost your confidence, making sure you feel ready to find a home that's right for you and take this exciting leap into home ownership.

The best part is, you're not alone on this journey — I'm here to support you every step of the way.

So, if you're ready to dive in, let's get started!



Real Estate Sales Professional

Direct 289-671-7226

Email: soldbylindab@gmail.com



Step 1

Get Pre-Approved for a Mortgage

As a first-time homebuyer, getting pre-approved for a mortgage is one of the most important steps you can take early in the process. It not only helps you understand your budget and price range, but it also allows you to lock in an interest rate for a set period, which could save you thousands of dollars over the life of your loan.

Here are 4 simple steps to guide you through the mortgage pre-approval process:

1. Speak with a Mortgage Specialist.

Whether it's through your bank or an independent mortgage broker, connecting with a specialist will help you navigate the many options available. They'll assist you in comparing rates and terms, ensuring you choose the right mortgage product for your needs.

2. Complete the Application Process

This will determine your eligibility for a mortgage based on several factors including your Gross Debt Service (GDS) and Total Debt Service (TDS) ratios. These calculations help determine how much you can comfortably afford, taking into account your income and existing financial obligations.

3. Gather the Requested Financial Documents

To finalize your pre-approval, you'll need to provide documents such as proof of income, proof of other assets and verification of your down payment. Your mortgage professional will guide you on exactly what's needed.

4. Lock In An Interest Rate

Mortgage rates can fluctuate, so locking in your interest rate is crucial. Having a pre-approval letter not only secures your rate but also gives the seller confidence in your ability to close, giving you a competitive edge in the market.

Be sure you are getting a pre-approval not just a pre-qualification. There is an important difference. If you have questions or would like me to recommend a trusted Mortgage Specialist, feel free to reach out – I'm happy to assist!



Step 2

Choosing the Best Real Estate Agent For You

As a first-time homebuyer, navigating the complex world of real estate can be daunting. This is why the majority of homebuyers and sellers choose to work with a real estate professional. A great agent will not only guide you through the process but they will also provide valuable market insights, expert advice and ensure you avoid costly mistakes.

My goal as your agent, is to ensure your journey to finding your first home is fun, exciting, financially rewarding and an exceptional experience from start to finish.

Regardless of who you choose to work with, here are 4 skills to look for in a great real estate professional.

1) A Homebuyer Specialist Skilled in Protecting Your Interests

It's important that you understand a seller's agent is working for the seller, **not for you**. This is why it's so important that you have your own agent, someone in your corner representing your best interests at all times. Your agent should have key insights in your desired area and provide you with advice and full disclosure of any potential pitfalls in a home or area.

2) Real Estate Experience and Market Expertise

As a first-time buyer, you need to feel confident that you're not overpaying for a house – even better, that you're paying a great price. This requires experience and in-depth market expertise to help educate you on fair market value, resale value potential and how to make a competitive offer so you get your dream home. It's important to note that sellers often list homes at inflated prices, so understanding actual value vs. listing price is key.

3) Expert Negotiating Skills

Negotiation is one the most important skills your agent must have when it comes to helping you buy a home. The difference between a good negotiator and a great negotiator is finesse and masterful communication when working with all all parties involved. Your agent must guide you on how much to offer, what to include in your offer, what to compromise on and when it might be wise to walk away if it's not in your best interest.

4) Attention to Detail

Buying a home requires a lot of paperwork and deadlines. Missing even one small detail can cause enormous challenges and jeopardize your home purchase. Your agent will make sure that all i's are dotted and t's are crossed from viewings to initial offers, to removing conditions and closing day. Your only focus should be to start packing!



Step 3

Deciding Exactly What You Want

Deciding exactly what you want in a home, within your price range, is a challenging task. Browsing online listings is a great way to explore your options, however, there are some important decisions you should make right from the start to narrow your focus and make the process easier.

Here are 3 key questions to ask yourself that will get you started in the right direction.

1) Where do you want to live? Location is often one of the most important factors when choosing a home. Start thinking about the specific area, community, or neighbourhood that fits your lifestyle and needs. Do you want to be close to schools, parks, shopping centres, or public transportation? Consider what amenities matter most to you—whether it's being near a hospital, recreation facilities, or places of worship.

2) What type of home is right for you? There are many types of homes to choose from and deciding which style works best for you is an essential early step. Would you prefer a detached home, a semi-detached, a townhouse, condo or maybe a bungalow? You'll also want to think about the size of the lot, the age of the home, how many levels, and whether you're looking for a modern or more traditional style.

3) What are your must-haves, nice-to-haves, and deal breakers? This step is key. Take some time and list the features that are most and least important to you. Do you need a certain number of bedrooms or bathrooms? Is a garage, finished basement, or home office a priority? What about outdoor space, like a backyard or a pool? Equally important, consider what you don't want — such as stairs, carpeting, or a small lot. Getting clear on your must-haves and deal breakers will make it easier to find the right home.

These questions will get you started on narrowing your needs. The next step is an In-depth Buyer Needs Analysis so you understand on a deeper level what's truly possible for you.



Step 4

Let the Home Search and Showing Process Begin

The internet can be very helpful for you to get a sense of what's available, but keep in mind it's not a complete picture of the market or of all potential properties available. Once we've completed your in-depth needs analysis to understand exactly what you want, I'll go to work find all the properties suitable for you. Next we'll set up a time to view the homes (online first), then I'll guide you through the selection process and in-person viewings will begin!

As I mentioned though, not all properties for sale can be found online. Here's a few more options I will help you discover.

1) Homes in Hot Markets That Are Not Online Yet

These are desirable homes in great areas, at great prices that often get sold before a property listing is loaded online.

2) Expired Listings or Private Sales Not Found On MLS®

We don't stop at MLS listings, we tap into our network of real estate professionals locally and nationally to find all potential homes for sale that meet your dream home criteria.

3) Insights and An Insider's Edge

The internet is a content-packed place for data and information, however, knowing how to interpret the overload of information is critically important. As your real estate professional and local market expert, I will share my insider's perspective and provide you with important insights to ensure you have a complete picture of each property or area you are considering. Knowledge is important, but insight is everything.



Step 5

You've Found the One, It's Offer Time

Congratulations, you've found a home. You're close but not there just yet. Next, we start the offer process. Here's what to expect at this stage.

1) Deciding much to offer and what terms to include.

My first task here is to conduct an in-depth market analysis of the property to determine current market value of the home. Once we arrive at a price, we'll need to discuss the closing date, inclusions and any conditions for the offer. Conditions can range from a home inspection or appraisal to water tests or securing financing. *I'll walk you through every detail, making sure you understand your options. My goal is that you feel confident and excited about the decisions you're making.*

2) Preparing and reviewing the offer.

My team and I will carefully draft the offer based on our discussions ensuring that your interests are fully protected. Before submitting, we'll review it together. I'll explain every part of the offer in detail so you understand exactly what you're agreeing to. When you're comfortable and ready, I'll guide you through the digital e-signature process to make submitting your offer quick and easy.

3) Presenting the offer to the selling agent.

I will take care of submitting your offer to the seller's agent, then one of three things will happen:

- i) **The Seller Accepts Your Offer:** Congrats, the house is yours!
- ii) **The Seller Rejects Your Offer:** While uncommon, it can happen. If this occurs, I'll find out why and discuss the next steps.
- iii) **The Seller Countersigns:** This means the seller proposes changes to the price and/or terms. We will review the counteroffer together, and decide on next steps.

3) Your offer is successful, what's next?

Congratulations, just one more step. It's time to take care of any conditions outlined in your agreement but not to worry - I'm with you every step to make sure these conditions are met successfully and on time. This might involve arranging and completing a home inspection, the bank conducting an appraisal, or providing the necessary personal and property information to your mortgage specialist or lender. Depending on the property, you may also need to arrange for a survey, water tests, or review condominium documents (if applicable).

As your buyer specialist, I will guide you through the offer stage from start to finish so your first time home buying experience is seamless and wonderfully memorable!





Ready to take your first step toward home ownership?

**Book a Complimentary, No-Obligation
First Time Home Buyer Assessment Today!**



Linda Brumbill
Realtor
289-671-7226
www.soldbylindab.com
soldbylindab@gmail.com

