

# Finding Your Home – A Quick Checklist

## LOCATION, LOCATION, LOCATION

You've heard what they say – it's the location that counts. Where you choose to purchase a property will have an immediate and lasting effect on your lifestyle and your financial 'health'. Think about how long / far you are willing to travel to get to work. Consider the schools and other public facilities such as parks, sports grounds and 'tourist' aspects. How close are the shops and public transport? These are all things that you need to consider when looking at how valuable and 'liveable' the location of a property is to you.

## MAKE A LIST

If you know what it is that you really want, then it's a lot easier to search for it AND find it! So, make yourself a list of 'wants', 'maybes' and 'want-nots'. Make a list of everything you do and don't want – from the location, nearby amenities, number of bedrooms and bathrooms and 'look' of the home / property and garden to the type of street, proximity to work, friends & family, climate and price range. Then, use your list to help you find the ideal home.

## BE PREPARED

It's not just a good motto for the scouts. 'Be prepared' also applies to you when you're looking for a home / property. It's important that you spend the time doing all the research and groundwork that you can. Find out what the median property prices are in the areas / suburbs you're considering on your list, read up on property market trends, auction results in areas of interest and get as much information and insight into the area as you can – that way, you will know what prices are relative and which are not. Attend auctions so you understand the process and the obligations of a bidder.

## GET YOUR HOME LOAN FINANCES SORTED

Don't go looking at properties unless you know what you can afford – the last thing you want to do is find a property you love only to then find out from the bank that it's beyond your financial means. If you have your home loan approved in principle you know exactly what you have to spend and can make sure you only consider properties that fall within this range – that way you know when you find the right home, at the right price, that it's the right one for you.

## TAKE NOTES AND RANK PROPERTIES YOU VIEW

As with any sort of shopping, when you're looking at lots of the same sort of thing, everything can start to become a blur. To avoid 'house hunter's headache' make notes about each property that you visit, listing the pros and cons so that you can look back and assess what you saw in each property. You can even choose to rank properties on your own scale of 1 – 10, according to your most important and least important factors.

## CONSIDER USING A BUYER'S AGENT

If you don't have the time and energy to research and search for a property you could consider employing the services of a buying agent to look for properties for you. Buyer's agents are always out and about in the property market, so they have a good grasp on the value of what properties are worth - and in which areas.

## TAKE THE PLUNGE WHEN YOU'RE READY – AND NOT A MOMENT BEFORE

Owning your own home is one of the biggest steps you will take in life. So don't jump into home ownership – and the stressful and tiring job of finding the right home – unless you are ready. You need to be emotionally and financially ready to buy a home – as it's a decision that will have a lasting impact on your lifestyle.

## SAVOUR THE MOMENT

When you've found the right home, moved in and are settled, make sure you take some time to savour the moment and enjoy your home. A calm and relaxed place where you feel right at home is always the best place to live.

CALL 13 RAMS, *that's* 13 7267 or visit [RAMS.com.au](http://RAMS.com.au)

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