

## Time to Buy?

Buying a home in Columbus or anywhere may seem intimidating and daunting, but it's ultimately rewarding and gratifying. **Oreste Realty** is here to help make it a wonderful experience for all of our clients. Team up with **Oreste Realty** to find the perfect home!] Our group of experts will guide you step- by- step through the home buying process putting your mind at ease every step of the way.

## Some tips on making the most of your home purchase:

### Bidding without sufficient information

What price do you offer a seller? Is the seller's asking price too high? Is it a deal? Without research on the market and comparable homes, you could lose thousands of dollars. Before you make that offer, **Oreste Realty** will provide an unbiased opinion on the value of a home, based on market conditions, condition of the home, and neighborhood. Without knowledge of the market, your offer could be too much. Or worse, you could miss out on a great buying opportunity.

### Buying the wrong home

What do you need and want in a home? Sounds simple. Yet, clearly identifying your needs and bringing an objective view to home shopping, leaves you in a better position. Sometimes, home buyers buy a home that is too large, or too small, or just a money pit. Perhaps they didn't consider the drive to work, the distance to school, or the many repair jobs waiting for completion. Plan ahead. Use your needs list as a guideline for every home you view.

### Unclear title

Before you sign any document, be sure the property you are considering is free of all encumbrances. **Oreste Realty** works hard to provide you with a copy of the title to ensure there are no liens, debts, undisclosed owners, leases or easements.

### Unexpected repairs

For \$300 ? \$500 a professional inspector will conduct a thorough inspection of the home. This way, you'll have an idea of the cost of future repairs, and our team will negotiate with the sellers to potentially cover these repairs.

#### Shopping without pre-approval

It only takes a few days to get financing pre-approval. When you are shopping for a home, this gives you more power. A seller is more likely to consider an offer from a serious buyer.