

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.