

MARKET INSIGHTS

LENDINGTREE NEWS | SAVING MONEY | MORTGAGE | HOME TIPS & TRENDS

BUYING A HOME

5 Top Tips From a First Time Homebuyer

lendingtree Blog

By Kristin Offiler

Comments (0)

Like 7



In the year since we closed on our first home, my husband Matt and I have had a lot of time to reflect on our home-buying journey. We went to countless open houses, saw numerous homes that weren't right and had our hearts broken when an offer on a wonderful house fell through. Eventually, we purchased the perfect home just three days before our wedding. We learned a few things along the way, and I hope these tips will help you on your house hunt.

Make sure you're ready to buy. About ten months before our wedding, Matt and I started thinking about buying a house. We did research, talked to a real estate agent we trusted, and decided we were ready to buy for a number of reasons. It's a big purchase, so take

the time to be sure it's the right time for you

- 2. Work with experts and know your budget. Before we sat down with our real estate agent and loan agent to discuss numbers, we were casually browsing home listings. And those houses were beyond what we could actually afford. That was disappointing, but once our loan agent crunched the numbers and told us our actual budget, we could really get the process going. Don't jump the gun-find trusted real estate and mortgage experts to work with, and make sure you know what you can afford.
- 3. Keep emotions out of it. If you're anything like me, you house hunt with your heart. This can be a good thing in that it'll help you gauge if you truly like a house or not. But as soon as you let yourself fall in love, you're inviting potential heartbreak. After that happened to us, I didn't let myself fall in love with another house until we had signed the papers and it was officially ours!
- 4. Trust your gut. I think if you're going to be guided by anything when house hunting, it should be your gut over your heart. Your gut will always tell you if a certain house is right or wrong for you - if a seller is being less-than-honest about something, if you can really afford that mortgage, etc. Your gut is one of your best tools during a process like home buying.
- 5. Always check out one more house. We were about to give up on the house hunt after an offer fell through. Then we saw a listing for the house we now own. Matt wasn't sold on it from the one photo in the listing, but I thought we should check it out. At that point we had nothing to losewe pretty much had given up hope of finding a house before our wedding. Long story short, checking out just one_more house was exactly what we needed to forget about the other house that didn't work out and steer us towards the perfect house for us.

And a bonus tip for those as crazy as Matt and me: don't close on a house three days before your wedding. It's going to stress you out more than you would be stressing already. If possible, keep the big life events separate! And of course try to enjoy every minute of the house hunt, even if you're frustrated, at your wits end, disappointed, confused. It all leads you to the right house eventually.

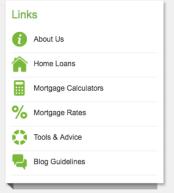


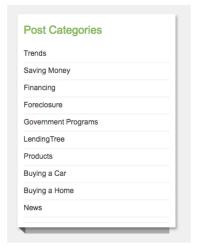
Kristin Offiler is a freelance writer who recently completed a Master of Fine Arts in Creative Writing. She lives happily in her new home in the Northeast with her husband and dog. Views expressed by guest bloggers do not necessarily reflect that of LendingTree/Tree.com.

Missed the first part of this series? Read it from the start at "A HomeBuyer's Story (Part 1): Deciding When to Buy."

Learn more about <u>navigating the home-buying process</u> on the LendingTree website.







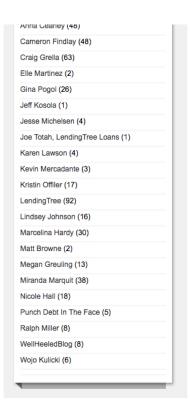
Top Posts	
Consumers Comparison Shopping for Many Things – but Not Their Mortgage [Infographic]	17
What You Should Know About the Mortgage Interest Tax Deduction	15
Government Raising Borrowing Costs for FHA Insured Loans	11
Tax Break Benefits When You Buy a Home	10
The Discipline of Fiscal and Physical Fitness	9

Authors	
Amber Nash (10)	
A C	

- FHA Home Loan Approval: The Basics
 Tips for Finding Your First Home Together, Without Arguing
- Budgeting for unexpected expenses
 A Home Buyer's Story: Get it In Writing
- A Home Buyer's Story: Closing Day

Keywords: Buying a Home

Leave a Con	nment	
Your Message:		
Name:		À
Email:		
Website:		
		ADD COMMENT







Connect with Us: Twitter | Facebook | In LinkedIn | RSS





Loans

Mortgage Refinance Mortgage Home Loans Mortgage Rates Home Equity Loans & Lines of Credit FHA Loans Debt Consolidation Loans Reverse Mortgage Personal Loans

Free Credit Score Credit Repair

Auto

Auto Loans Auto Warranty Auto Insurance Advice & Articles

Advice & Articles Lender Ratings & Reviews Mortgage News Glossary

Legal Info

Advertising Disclosures Privacy Policy Security Terms of Use Licenses & Disclosures **Tools & Calculators**

Mortgage Tools Mortgage Checkup Mortgage Widget Mortgage Calculator Refinance Calculator Loan Evaluation

Tree.com Businesses

Online Degrees Home Loans Insurance Autos Done Right Home Improvement LendingTree Info

About Us FAQ News Releases Partner With LendingTree Careers Contact Us

REALTOR © — A registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS ® and subscribes to its strict Code of Ethics.