

Before You Start House Hunting

A BUYER'S GUIDE



What to understand first so you don't feel rushed,
overwhelmed, or regretful later.

The Real Mistake

(And Why It's Not Your Fault)

Most buyers are told to “just start looking.”

So they scroll listings, fall in love with a home... and only then realize they feel confused, stressed, or unsure.

The most common mistake buyers make is starting the search before understanding their numbers, options, and comfort level.

That's not your fault.

Buying a home comes with a **lot of noise**. There are opinions, urgency, and pressure to act fast. **This guide is here to slow things down** so you can move forward with clarity and confidence.



Pre-Approval vs. Your Comfort Zone

A pre-approval tells you what a lender will allow.
It does **not** tell you what will feel comfortable **for your life**.

Pre-approval is based on numbers.
Your comfort zone is based on **real life**.

Before touring homes, think about:

- A **monthly** payment that feels manageable, not stressful
- Your **lifestyle** and recurring expenses
- How much breathing room you want each month
- Savings, emergencies, and future plans



Just because you **can** spend more doesn't mean you should.



Buyer Clarity Checklist

Before you start touring homes, ask yourself:

- ☐ What monthly payment feels comfortable for me right now?
- ☐ How much do I want left over after bills?
- ☐ Any major life changes in the next 1–3 years?
- ☐ Move-in ready or open to projects?
- ☐ What matters most: location, space, condition, or price?

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Why the Right Guidance Matters

Buying a home shouldn't feel rushed or confusing.

With the right guidance, you can:

- Understand your options clearly
- Ask the right questions at the right time
- Avoid pressure-based decisions
- Feel confident throughout the process



A good agent's role isn't to push you into a home.
It's to explain the process, protect your interests, and
move at your pace.

Have Questions?

If you're thinking about buying in Central Florida and want clarity before house hunting, you don't have to figure it out alone.

I'm happy to walk through your situation, explain your options, and help you understand what makes sense for you.



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