



# NEW HOME Construction Guide

FOR  
HOMEBUYERS

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# NEW HOME

## CONSTRUCTION GUIDE



Are you in the market to purchase a home and considering buying a new construction home, but not sure where to begin?

Inside this guide, you'll find the steps to navigate the new construction home buying process. Plus, I'll explain some of the pros & cons of purchasing a new home.

This guide will give you the clarity to making an educated decision for you & your family.

*Best,*

*Elizabeth Straessle*

LET'S GET STARTED

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# New Home

## STEPS TO BUYING

1. Select a real estate agent to work with that has experience selling new home construction with home builders. They will have the knowledge to ask the right questions on your behalf. Additionally, while new home builders have sales reps to assist you, they are working to protect the interests of the home builder, not the customer's interests. Having a knowledgeable agent on your side is imperative. The home builder cooperates and compensates real estate agents for procuring sales.
2. Select a mortgage broker who has experience working with new home builders. You may need a broker who is familiar with construction loans. Some homebuilders affiliate with particular lenders and will offer the homebuyer an incentive to use their preferred lender. Do your research on the lenders and choose a reputable company.
3. Research the home builders located in the area or communities you're interested in moving to. Look into the BBB and Google for any filed complaints. Choose a reputable home builder to buy from.
4. Do your due diligence and gather the facts about the community - the HOA rules, regulations & dues, the amenities, and reputation of the home builder.

# New Home

## STEPS TO BUYING

5. Review all of the floor plan choices and select the one that meets your family's needs the best. Plan for the future and purchase space that will allow you to grow into the home.
6. Discuss the standard options the home is built with. Customize the home by adding in your desired upgrades. Do a mock-up of what the purchase price will be once you had in all of your preferred upgrade choices. Adjust accordingly to fit your budget.
7. Determine the approximate timing of when the home will be completed and ready to move-in. Devise a plan to sell your existing home, if necessary. Once you have all of your ducks in a row, sign the purchase agreement and move forward with the mortgage & the build process.
8. Obtain permission from the builder and hire a home inspector to inspect the new home. Advise the inspector to provide the proper licenses to the builder.
9. Meet with the builder for a new home orientation walk through.
10. Sign the closing documents, obtain the keys to your new home and **CELEBRATE!**

# PROS v. CONS

## OF BUYING NEW CONSTRUCTION



Brand New & Customized  
for you



Customizing your home can  
get expensive



Built to the latest building  
codes



Research & vet the potential  
home builders you buy from



Warranties are included



Timing of the delivery of  
your home can get delayed

# BUYING NEW HOME CONSTRUCTION

A GUIDE FOR HOMEBUYERS

**Purchasing a new home is a huge investment. One that costs you time and money. Make clear and educated choices and have a professional on your side to assist in the home building process.**

Ready for a *one-on-one New Home Buyer Consultation*? Call me at (678) 535-9511 to set it up!

**Watch your inboxes** to receive the next edition of our *newsletter for helpful home tips and other real estate related stuff!*

