



# HOMEBUYER PLANNING KIT &

STEP-BY-STEP

# RELOCATION GUIDE

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YOUR LENDER, FOR YOUR LIFE



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# BEGIN PLANNING EARLY

First of all, you want to make sure that you have everything prepared for your home purchase.

**You don't want to have a deal fall through and leave you without a home to move into.**

Whether you're buying your first home, relocating for work, up-sizing homes or simply want to experience a new place it's important to consider caertian things such as...

- \* Are you in a lease, whan does it end?
- \* Do you need to sell a home to qualify to Buy?
- \* Timeline of Your Move
- \* Finance Overview
- \* What Neighborhoods are Right For You?
- \* The Schools
- \* Have You Visited?
- Have you completed a budget?



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# BUDGETING

The perfect home buying experience begins with a budget. This doesn't have to be elaborate but it does need to be accurate.

A budget allows you to not only understand your current financial affairs but also allows you to project what you can spend on your new home. A simple budget can put you in control of your spending and help you make wise decisions.

When establishing how much you can afford monthly for your new home, most financial professionals suggest you use the 28/36 Rule. This rule simply suggests that your total monthly housing expense not exceed 28% of your Gross Monthly Income. Keep in mind, this includes repayment of amount borrowed plus taxes, insurance, HOA dues, etc. The 36% of the rule suggests your Total Monthly Expenditures including housing expense should not exceed 36% of your Gross Monthly Income. Remember, this rule is not set in stone and most loan programs actually allow higher percentages. This is just a starting point; things to consider when exceeding these numbers would be future increases in income, debt that will be paid soon, and anything else upcoming that would improve your ratios.

On the next page, we've included a simple budget for you to complete.



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# BUDGETING



Gross Monthly Income (Pre-Tax)

Gross Monthly Income x .28

Gross Monthly Income x .36

Suggested Monthly Housing Exp

Suggested Total Monthly Exp.  
Housing plus Personal

## Expenses

For ease, review your most recent bank statement(s) and record the totals for each category below.  
PRO TIP- for a more accurate view, do this with three months statements and use the average.

Utilities- electricity, gas, etc

Internet, Cable, Phones

Groceries

Meals out (Be honest!)

Entertainment/Travel

Automobile Payments

Gas

Insurance- Any type

Child Care

Memberships/ Subscriptions

Clothing

Total Personal Expenses



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# FINDING THE PERFECT HOME

## NEEDS

# of Bedrooms

# of Baths

# of Garage Bays

Bonus Room

New Construction/ Lived In

Fixer Upper

Larger Lot Size Needed

Covenanted Development

Private Pool

Neighborhood Pools

Golf Course

## WANTS



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# NEIGHBORHOOD

Finding the right neighborhood can be tough. It's even tougher when you're moving to an area you've never visited.

This is where a local can help point you in the right direction. I'd be happy to find out what your needs are and send over a few recommendations on what areas may be best for you. Or refer you to a Realtor who can help you find the perfect area and pricepoint.

Ask the right questions:

- \* Quieter suburbs or closer to the activities?
- \* Prefer to walk or drive?
- \* Older neighborhood or newer development?
- \* Do you have children who will be attending schools?
- \* Commute Times
- \* Public Transportation Options
- \* Housing Market Prices
- \* Future Developments
- \* Property Taxes
- \* Amenities



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# THE BIG MOVE!

Planning on moving your belongings and your family can be stressful - but it's not impossible! Here is a sample timeline to help set you up for success:

Ask the right questions:

## 8 Weeks Before

- \* Interview Moving Companies & Get Quotes
- \* Visit Your Neighborhoods
- \* Give Notice to Current Landlord if applicable
- \* Reserve a Storage Unit if needed

## 6 Weeks Before

- \* Schedule Movers
- \* Make Your Travel Arrangements
- \* Notify Schools of Your Move
- \* Write down All Moving Expenses for Tax Deductions
- \* Contact Health, Auto, Homeowner Insurance

## 4 Weeks Before

- \* Sell, Declutter, Donate
- \* Update Memberships to Gyms, Local Clubs
- \* Begin Packing Boxes
- \* Find Temporary Housing in the New City
- \* Forward Mail to a New PO Box



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# THE BIG MOVE!

## 2 Weeks Before

- \* Transfer Utilities
- \* Change Mailing Addresses on Banks & Credit Cards
- \* Order Any Big Furniture & Appliances
- \* Secure Parking for the Moving Truck
- \* Request Time Off From Work

## 1 Week Before

- \* Clean Old Home
- \* Landlord Inspect Old Home if applicable

## 1 Day Before

- \* Pack Short Term Suitcase & Essentials
- \* Do a Final Sweep

## Moving Day!

- \* Hand Over Keys
- \* Start Your Journey to New Home!

## Post Move

- \* Check Return of Security Deposit if applicable
- \* Change Locks
- \* Register Utilities
- \* Update Driver's License



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We want to help you. We've spent 20 years in the mortgage industry helping families from California to New York, Washington State to Florida and all points in between. During that time, we've worked with the best of the best and would enjoy the opportunity to introduce you those professionals that we trust and enjoy working with.

Of course, if you need help with a mortgage, we are there for you as well. In those same 20 years, we've worked with over 2,500 families using every mortgage product available to custom tailor a plan that not only allows you the best terms but also ensures you the lowest overall cost. We see your home as a wealth building instrument and want to help you maximize your homes potential.

We approach each relationship with the clients' overall needs in mind and keep those needs in mind from day one. We understand the stress of moving and buying a new home and aim to provide a 5 Star experience. Want to speak to us more about your move, have us introduce you to one our Realtor partners, or talk about your mortgage needs? Reach out to me directly using the info below.



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