

BUYER WORKSHEET

BUYER BRAINSTORM

Having a clear understanding of your "wants" vs. "needs" in a home will help provide the road map to a successful home purchase. We have created this worksheet to help you begin the process of defining and differentiating between the two.

Understanding the differences between, and the responsibilities related to, the type of property you want is where we like to start. While each situation is unique, we have provided a list of common responsibilities based on the type of property you may be interested in.







FEATURE:	HOUSE vs.	TOWNHOUSE	vs. CONDO
LOT OWNERSHIP:	You own the lot your house resides on	You own the lot your townhome resides on and often have shared easements for driveway access	The condo community collectively owns the lot the building resides on
MAINTENANCE:	You are responsible for all maintenance and repairs.	You are responsible for all mainte- nance and repairs, while some com- mon areas like driveways may be shared maintenance.	While you are financially responsible for repairs of the building, you may not be responsible for managing the work. Your responsibility of maintenance of your unit typically is from the walls in.
HOA DUES:	No dues owed unless you live in a community that has an HOA.	No dues owed unless you live in a development that has an HOA.	Each month you will pay the condo association dues to cover the cost of management, insurance, mainte- nance and sometimes utilities
UTILITIES:	Typically individually metered and billed based on usage.	Typically individually metered and billed based on usage.	Typically water, sewer and garbage fees are included with your HOA dues and electricity, cable and internet are metered separately based on your usage.
NEIGHBORS:	No shared walls, neighbors surround your lot.	Typically you will have one to two shared walls between townhomes.	Depending on the unit location you may can have neighbors above, below, and on each side of your unit.
RULES & REGULATIONS:	Self regulation.	While for the most part you make the rules, your development may have a joint maintenance agreement with specific rules for the community such as paint color, yard upkeep, etc.	A home owners association will determine house rules that owners must abide to including quiet hours, items allowed on your deck, or what you are permited to do in a remodel. Typically these rules are strictly enforced with fines for violation.
LANDSCAPING:	Embrace your green thumb or hire a landscaper to help, this is your oasis to manage.	Typically each townhome owner is responsible for the yard associated with your unit. Sometimes there is a joint maintenance agreement for common area landscaping.	Landscaping is provided by the management company and the cost associated is included in your monthly HOA dues.

BUYER QUESTIONNAIRE

WHY			
	Y BUY NOW?:		
MY F	-AVORITE NEIGHBOR	HOODS ARE:	BUT I'M WILLING TO CONSIDER:
	.NT TO LIVE: rther North than:		I CURRENTLY WORK AT:
No fui	rther South than:rther East than:		

					MANT W	NEED O	. DON'T
						s. NEED o	CARE
	Condominiun	n					
	Townhouse						
TYPE OF	Single family	home					
	Floating hom	е					
	Loft/mixed us	se .					
	□ 1 car	□ 2 car	□ 3 car	□ RV/Bo	oat Parking		
	Off street						
	Garage						
	Carport						
	EV outlet						
	☐ Studio	□ 1 bed	□ 2 bed	□ 3 bed	□ 4+	bed	
	Master suite						
]	Master on ma	ain					
BEDS	Bedrooms on	same floor					
	Guest room						
	Walk-in close	t					
	☐ 1 Full bath	□ 1.5 baths	☐ 2 baths	□ 3+ ba	iths		
<u>e</u>	Master bath						
BATHS	Bathtub						
	Bathroom on	main floor					
	Gas range co	oking					
	Dishwasher						
Д	Kitchen island	d					
	New appliance	ces					
KITCHEN	Kitchen eat-ir	ı space					
	Open-style la	yout					
	Updated/rem	odeled					
	Pantry						

	WANT V	s. NEED	or DON'T		
Fully fenced					
Level yard					
Vegetable garden					
Entertaining spaces					
Deck				YARD	
Additional storage					
Sprinkler system					
Covered porch					
Built green/LEED certification					
Solar panels				0	
Tankless water heater				EFFICIENCY	
Insulated windows					
Home office					
Extra storage					
No stairs					
Family/bonus room					
ADU/apartment suitable to rent					
Walking distance to commercial zone					
Close to parks/playgrounds					
Trails/bike paths nearby					
Basement rec room				# .	
Wine storage				*	
Hardwood floors					
Air conditioning					
Fireplace					
Gym					
Pool/hot tub					
Concierge					
24 hour security/secured entry					
Laundry in unit					

BUYER NOTES

Is your brain bursting at the seams with ideas yet? Great, this is exactly where we'd like for you to be. But before we proceed, is there anything else that is top of mind that we should know? Please feel free share any additional ideas you may have:

