



JOHNSON & WALKER



BUYER BRAINSTORM

DEFINING YOUR IDEAL HOME



Defining your dream home

To ensure a successful home purchase, it's essential to have a clear understanding of your "wants," "needs," and "don't cares" when it comes to your future home. These pages were designed to guide you through the process of differentiating between the three, providing a roadmap for your home search.

It's important to note that your home requirements may evolve as we tour homes and gain a better understanding of what will work best for your needs. This is a normal part of the home buying journey and should be embraced.

To begin, it's helpful to gain an understanding of the different types of properties available and the associated responsibilities. Although each situation is unique, the next page features a compiled list of common responsibilities based on the type of property you may be interested in.

So, let's start brainstorming and find your dream home!

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Homeowner responsibilities FOR YOUR HOME STYLE



HOUSE



TOWNHOME



CONDO

LOT/LAND 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 maintenance and repairs, while some common 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.
HOMEOWNERS DUES:	No dues owed unless you live in a community that has a Home Owner's Association (HOA).	No dues owed unless you live in a community that has a Home Owner's Association (HOA).	Each month you will pay the condo association dues to cover the cost of management, insurance, maintenance and sometimes utilities.
UTILITIES:	Typically individually metered and billed based on usage.	In most cases, individually metered and billed based on usage.	Typically water, sewer, and garbage fees are included with your HOA dues while electricity, cable, and internet are metered separately based on your usage.
NEIGHBORS:	No shared walls, neighbors surround your lot.	Usually you will have one to two shared walls between townhomes.	Depending on the unit location you may have neighbors above, below, and on each side of your unit.
RULES & REGULATIONS:	Self regulation.	Your community may have a joint maintenance agreement with specific rules for the community such as paint color, yard upkeep, etc.	An HOA (run by a governing board) will determine rules that owners must abide by including quiet hours, items allowed on your deck, or what you are permitted to do in a remodel.
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 usually overseen and managed by the condo management company (or the board) and the cost associated is included in your monthly dues.

BUYER QUESTIONNAIRE

Before we dive into the nitty gritty, we'd like to learn more about you! It is always helpful to have a separate Buyer Brainstorm filled out by each buyer. Once you have filled out this questionnaire, we encourage you to get together to compare and contrast your results and then share them with us.

ABOUT YOU

NAME: _____

MAILING ADDRESS:

EMAIL: _____

PHONE: _____

PETS (names & types):

CHILDREN (names & ages):

LET'S CONNECT ON THE SOCIALS:

 _____

LEASE EXPIRATION DATE: _____

 _____

PREFERRED SCHOOLS/DISTRICT: _____

What are your hobbies, what do you like to do in your free time, where do you spend your weekends?

What are your top 3 reasons for wanting buy a home right now?

1 _____

2 _____

3 _____





NEIGHBORHOODS

I would like to live in:

But I'm willing to consider:



LOCATION

I want to live:

No further north than:

No further south than:

No further east than:

No further west than:



EMPLOYMENT

Employer:

Location:

☐ Work from home full time

☐ Work in the office full time

☐ Hybrid of both



COMMUTE

Commute should not to exceed _____ minutes

I will be commuting by:

☐ Car ☐ Bicycle

☐ Bus ☐ Light Rail

I will be taking a commuter bus provided by:

☐ Amazon ☐ Microsoft ☐ Meta



TRANSPORTATION

What type and size vehicle do you drive?

What other toys will you need room to store? (i.e. bicycles, kayaks, camping gear, ski gear, etc.)



LIFESTYLE (check all that apply)

☐ Urban explorer in the middle of the city

☐ Suburban fan with weekend city access

☐ Nature lover living amongst the trees

☐ Looking for space for our fur babies to roam

☐ Looking for space for our human babies to roam

☐ Looking for space for our vegetables to grow





	WANT <i>vs.</i>	NEED <i>or</i>	DON'T CARE
Condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floating Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loft/Mixed Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	WANT <i>vs.</i>	NEED <i>or</i>	DON'T CARE
Off-street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EV Outlet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	WANT <i>vs.</i>	NEED <i>or</i>	DON'T CARE
Primary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary suite on main floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All bedrooms on same floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Guest room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk-in closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	WANT <i>vs.</i>	NEED <i>or</i>	DON'T CARE
Primary en-suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Powder bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom on main floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	WANT <i>vs.</i>	NEED <i>or</i>	DON'T CARE
Gas range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen island	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stainless appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eat-in kitchen space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open-style layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Updated/remodeled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pantry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WANT *vs.* NEED *or* DON'T CARE

Fully fenced yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Level yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetable garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertaining spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck/patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered patio/deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



YARD

WANT *vs.* NEED *or* DON'T CARE

Built green/LEED certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tankless water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



EFFICIENCY

WANT *vs.* NEED *or* DON'T CARE

Home office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rec/bonus room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional dwelling unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to commercial zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to parks/playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails/bike paths nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement rec room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wine storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gym space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concierge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 hour security/secured entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry in unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



AMENITIES



JOHNSON & WALKER

When people inquire about the type of real estate we specialize in, our answer is straightforward:
"The people kind."

Our passion lies in building relationships, which we seamlessly blend with our vast knowledge of Seattle's real estate market. We approach challenges head-on, and our ultimate objective is to ensure that the home-buying process is both enjoyable and stress-free.

Drawing from our own personal experiences of the highs and lows of the real estate market, we possess the expertise required to navigate this complex process.

Expect to spend quality time with us, engaging in detailed conversations about the intricacies of home buying, and enjoying the thrill of touring homes.



**JEREMY JOHNSON &
CASSIE WALKER JOHNSON**

WINDERMERE REAL ESTATE CO.

team@johnsonandwalker.com
(206) 909-9820

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Seattle Neighborhoods

