

Buying A Home



A home is likely the largest purchase you will ever make. Before you spend perhaps \$100,000 or more, consider these tips and resources:

You can't have everything you want in a home, especially a first home, so ask yourself what do you *need* the most.

Keep in mind you're not just buying a house. You're buying a neighborhood. Get to know it *before* you buy.

Houses are expensive, but it's not just the average house cost that has increased – so has the average house size (1,500 sq. ft. in 1970; 2,300 sq. ft. today).

Only borrow what you can afford, as opposed to borrowing as much as you can. Buying a home and *keeping* that home can be two very different things. There's a temptation to overbuy, which can greatly stress family life. And it's also a formula for foreclosure.

Shop lenders for rates and fees. Be sure you're dealing with a reputable lender. If you choose an online lender, do your homework first and make sure it's a trustworthy company.

Consider getting a 15 or 20-year loan vs. 30. You will build equity in your home much faster, pay off your home much sooner and save tens of thousands of dollars.

People who move within the first seven years of their home loan build up little equity. If you move during this time, you will have very little to show for it. The vast majority of your monthly payments went towards interest.

CCOA is a non-profit HUD-certified housing agency. Before you buy a home, attend a free monthly home buying class and make a pre-purchase housing counseling appointment to discuss the in's & out's of home buying. Class participants may qualify for ADFP down payment assistance program. The class and the counseling are both free, funded primarily by grants.

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