

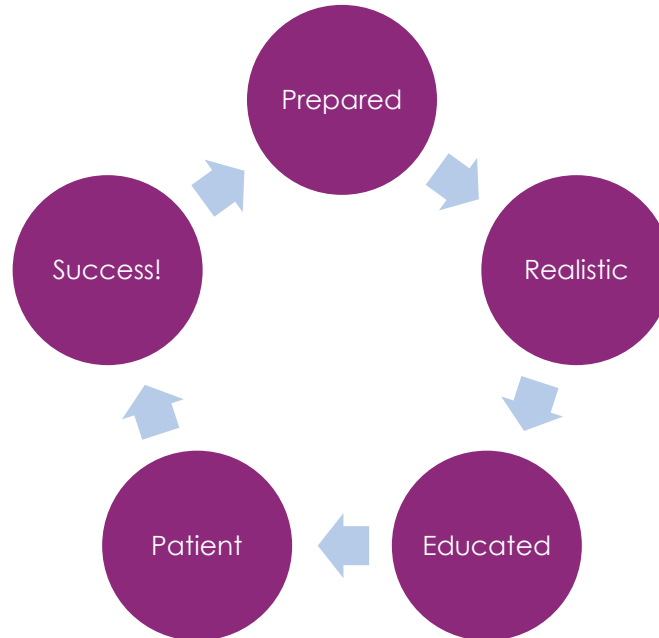
# YOGABUG REAL ESTATE



## A Buyers Winning Game

**P•R•E•P**

Be **P**repared • Be **R**ealistic • Be **E**ducated • Be **P**atient



Which of these four qualities will be most challenging for you?

## Be Prepared

BEFORE Looking at Homes

1. Obtain a current pre-approval letter: It is imperative that you go through the pre-approval process with a lender and get a CURRENT pre-approval letter BEFORE looking at houses. The market moves so fast you will not be able to compete otherwise. You need this documentation to write an offer and to figure out what you can afford!!!
2. Figure out what monthly payment including taxes and insurance that you (all buyers involved in the purchase) are comfortable with and ask your lender what price range corresponds to that payment.

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3. Ask your lender how many days they will need to close on a loan once you are under contract. Sellers will expect a 45 day close at the most.
4. Talk to your lender about closing costs and pre-pays. Who will pay them?
5. Ask Yourself These Important Questions
  - a. What is the MOST important thing to me in this home buying process?
  - b. Is it important to me that the improvements on a home have been permitted?
  - c. How important is school district?
  - d. Is the time and modality of my commute important?
  - e. Is being on a busy street going to work for me?
  - f. Do I mind being near a school?
  - g. How do I like to spend my spare time? Working on a house or going to the beach?
  - h. What kind of budget do I have for unforeseen updates, repairs, improvements after close?
  - i. Is the house or the location more important?
  - j. If the house I buy needs updating, am I comfortable with a cosmetic fixer or can I take on major fixes like a roof, structural etc.?

## Be Realistic

1. Expect to be in multiple offer situations unless counseled otherwise.
2. Expect to have to make decisions quickly.
3. Expect to have to meet several deadlines in a short period of time.
4. Expect to pay the list price or more in a seller's market.
5. Expect to feel a range of emotions: excitement, joy, stressed, upset, angry etc.
6. Expect to have to compromise in some form. There is no perfect house or situation.
7. Realize that no one has all the answers, but people can help you get you the answers.
8. Your home buying experience will be unique to you and not the same as your friends or family members experience.

## Be Educated

### Be Proactive and Use These Resources

1. Portland Maps: Valuable property information resource: permits including historic permits on oil tanks and sewer lines, zoning, crime stats, emergency and utility info [www.portlandmaps.com](http://www.portlandmaps.com)

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2. The City of Portland Planning and Sustainability: Information regarding zoning, setbacks, sustainability

<http://www.portlandoregon.gov/bps/28534>

1900 SW 4th Ave, Suite 7100, Portland, OR 9720

503-823-7700

3. School Information:

Portland Schools Website: <http://www.pps.net/site/default.aspx?PageID=1>

Beaverton Schools Website:

<https://www.beaverton.k12.or.us/depts/facilities/boundary>

Clackamas School District:

<http://www.nclack.k12.or.us/site/default.aspx?PageID=1>

For information on proposed Portland School Boundary Changes:

[http://www.oregonlive.com/education/index.ssf/2015/10/portland\\_schools\\_boundary\\_chan.html#incart\\_story\\_package](http://www.oregonlive.com/education/index.ssf/2015/10/portland_schools_boundary_chan.html#incart_story_package)

Here is a map of the proposed two scenarios:

<http://www.pps.k12.or.us/files/enrollment-transfer/N-NE.pdf>

To find out which school is specifically affected, you can enter the school name here:

<http://www.opb.org/news/widget/pps-school-changes/?mobile=mobile&layout=fullwidth#.Vky-woEVd2g.mailto>

4. Public Transportation and Bike Maps:

TriMet: Bus, Max <http://trimet.org/>

Bike Maps: <http://www.portlandoregon.gov/transportation/article/70221>

5. Useful Navigation Tools:

Walk Scores: <https://www.walkscore.com/>

Google Maps: Great for Street Views <https://www.google.com/maps>

Google Earth: Great for Overview <http://www.google.com/earth/>

6. Take a Class:

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Portland Housing Center: <http://portlandhousingcenter.org/>

## Be Patient

1. The home buying process is time consuming but rewarding. It's like having a second job for a short period of time.
2. It may take several hours after an offer is reviewed to find out whether your offer was picked. If a seller is reviewing multiple offers, that takes time.
3. NEVER contact the seller or listing agent for information about an offer. ALWAYS use your Realtor as your voice regardless of how anxious you feel.
4. Understand that there are many people involved in your home buying experience (agents, lender, appraiser, underwriter, inspectors, contractors and many more). Everything takes time and people work hard to communicate well and make the process go as smoothly as possible.
5. All home buyers find the perfect home for them in the perfect time. Being willing and patient creates a great experience.