

# 7 COSTLY MISTAKES NC HOMEBUYERS MAKE

## (AND HOW TO AVOID THEM NC SELLER'S GUIDE)

BUYING A HOME IN NORTH CAROLINA CAN BE EXCITING, BUT IT'S ALSO ONE OF THE BIGGEST FINANCIAL DECISIONS YOU'LL EVER MAKE. AVOIDING COMMON PITFALLS CAN SAVE YOU TIME, MONEY, AND STRESS. HERE'S A GUIDE TO THE SEVEN MOST COSTLY MISTAKES BUYERS MAKE—AND HOW YOU CAN STEER CLEAR OF THEM

### 1 SKIPPING MORTGAGE PRE-APPROVAL

MANY BUYERS START HOUSE HUNTING WITHOUT FIRST GETTING PRE-APPROVED. THIS CAN LEAD TO DISAPPOINTMENT IF YOU FALL IN LOVE WITH A HOME OUTSIDE YOUR BUDGET. GETTING PRE-APPROVED NOT ONLY CLARIFIES YOUR PRICE RANGE BUT ALSO SHOWS SELLERS YOU'RE A SERIOUS BUYER.



### 2 OVERLOOKING HIDDEN COSTS

YOUR DOWN PAYMENT ISN'T THE ONLY EXPENSE. CLOSING COSTS, PROPERTY TAXES, HOMEOWNER'S INSURANCE, HOA FEES, AND MAINTENANCE CAN ADD UP QUICKLY. FACTOR THESE INTO YOUR BUDGET EARLY TO AVOID UNPLEASANT SURPRISES

### 3 NOT RESEARCHING NEIGHBORHOODS

EVEN IF THE HOUSE IS PERFECT, THE LOCATION MATTERS JUST AS MUCH. CHECK COMMUTE TIMES, SCHOOL RATINGS, FUTURE DEVELOPMENT PLANS, AND NEIGHBORHOOD AMENITIES BEFORE MAKING AN OFFER

## 4 MAKING BIG PURCHASES BEFORE CLOSING

BUYING FURNITURE, A NEW CAR, OR TAKING ON OTHER DEBT BEFORE CLOSING CAN JEOPARDIZE YOUR MORTGAGE APPROVAL. WAIT UNTIL AFTER YOU HAVE THE KEYS IN HAND BEFORE MAKING LARGE FINANCIAL COMMITMENTS



## 5 WAIVING THE HOME INSPECTION

SKIPPING A HOME INSPECTION TO SPEED UP THE PROCESS CAN COST YOU THOUSANDS LATER IN REPAIRS. ALWAYS HIRE A QUALIFIED INSPECTOR TO UNCOVER HIDDEN ISSUES BEFORE CLOSING

## 6 LETTING EMOTIONS DRIVE DECISIONS

FALLING IN LOVE WITH A PROPERTY CAN CLOUD YOUR JUDGMENT. STAY OBJECTIVE, STICK TO YOUR BUDGET, AND DON'T SKIP DUE DILIGENCE JUST BECAUSE YOU'RE EXCITED.

## 7 NOT WORKING WITH A LOCAL REAL ESTATE EXPERT

A KNOWLEDGEABLE NC REAL ESTATE AGENT UNDERSTANDS LOCAL MARKET TRENDS, CONTRACT DETAILS, AND NEGOTIATION STRATEGIES. THEIR EXPERTISE CAN SAVE YOU FROM COSTLY MISTAKES AND HELP YOU FIND THE RIGHT HOME FASTER



AVOIDING THESE COMMON MISTAKES WILL SET YOU ON THE PATH TO A SMOOTH, SUCCESSFUL HOME PURCHASE IN NORTH CAROLINA. WITH PREPARATION, RESEARCH, AND THE RIGHT GUIDANCE, YOUR DREAM HOME CAN BE WITHIN REACH—WITHOUT THE COSTLY SURPRISES

