

# 5 Steps to Buy Your New Build Home



1

## Get Pre-Approved 🏦

Before you start touring homes, meet with a lender to find out exactly how much you can afford. This not only gives you confidence, but also shows builders and sellers that you're a serious buyer.

2

## Define Your Needs vs. Wants 📋

Think about your must-haves (bedrooms, location, budget) versus your nice-to-haves (bonus room, large backyard, luxury finishes). Having a clear vision makes the search focused and stress-free.

3

## Explore Communities 🏡

Visit different new home communities to compare floor plans, amenities, HOA fees, and incentives. Builders often offer special promotions—don't miss out on these opportunities.

4

## Secure Your Contract 📝

Once you've chosen your home, your agent will guide you through the purchase agreement, deposits, and timelines. This is where having professional representation really pays off.

5

## Close & Move In 🏠

Final walkthrough, loan documents, and then the keys are yours! Congratulations—you've officially made the dream of owning a new home a reality.

✅ **Pro Tip:** *Always bring your agent* with you when visiting a builder's sales office. If you go without representation, you may miss out on incentives, protections, and negotiation power that can cost you thousands.

**Ask me about our Buyer Representation services.**



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