

Buying a home is one of the most exciting steps in life, but it can feel overwhelming when so many options are out there. This guide helps you sort through what you truly need versus what you would love to have.

- ☛ Start by listing your **NEEDS** (must haves you can't live without).
- ☛ Then write down your **WANTS** (features you'd enjoy, but could compromise on if needed).
- ☛ Use this list to keep focused as we search together. It will help us find the home that's perfect for you!

SECTION 1 - NEEDS (NON-NEGOTIABLES)

Examples: Budget Range ~ # of Bedrooms/Baths ~ Location/Commute distance ~ Accessibility/Safety features ~ School District/Neighborhood

SECTION 2 - WANTS (NICE TO HAVES)

Examples: Home office ~ Updated Kitchen/Granite Counter tops ~ Fenced Yard ~ Finished Basement ~ Fireplace

Steps for Using This Guide

- Fill out your **NEEDS** and **WANTS** honestly.
- Rank your top 3 **NEEDS** and top 3 **WANTS**.
- Bring this worksheet when we tour homes.
- Revisit and adjust as you see homes. Sometimes **WANTS** turn into **NEEDS** (or vice versa).
- Use this to make confident, stress-free decisions when choosing your future home.