

Top 10 Tips When Purchasing Your New Home

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1 Economic Research

Study your market carefully before deciding to buy a home, as you try to determine if paying rent or other alternatives makes more sense than paying a monthly mortgage. Consider the unemployment rate in your city. If it has been higher than the national average for a long time, it could indicate a slow or weak economy. Normally, a weak economy would produce bargain deals on foreclosures, but if banks are keeping foreclosures off the market, it could be a red flag not to buy into a market with contrived conditions.

2 Selling Price

Check the National Association of Realtors, Zillow and Homegain to gauge comparable home prices versus the home you want to buy. If you already have enough money in the bank to pay for the home outright, you may be able to negotiate a better deal. Most first time home buyers, however, are younger couples who have to rely on financing.

3 Downpayment

The downpayment on a home can come from savings, a loan or help from family members. Make sure that the loan is not an unsecured loan and that the loan amount does not cause you immediate or long term financial problems.

4 Monthly Payments

Find out what the estimated monthly mortgage payment may be for the home you wish to buy. Make sure that you will have enough money left over for living expenses and paying all your bills. Your mortgage payment should not exceed one third of your monthly net income. You will also need to take into account monthly homeowners insurance rates and estimated property tax.



5 Terms and Interest Rate

As with any loan, you will need to thoroughly understand all the terms before signing it. Ideally, you will want a low fixed interest rate so that you can plan your payments. One advantage to an adjustable rate is if interest rates fall, so does your payment, but if rates go up so does your payment. Your interest rate will depend on the lender, your credit score and how many years of the term. The shorter the term, the lower the interest rate. With lenders, it's best to shop around to get the best rate and the lowest fees.

6 Property Tax

You will be paying an annual property tax, so make sure you understand how much it will be per year. Many new home buyers are surprised by rate hikes or reassessments after they buy. That's why it's important to research how your state calculates property tax and whether there will be a reassessment at the time of your purchase. You should also find out if you qualify for any exemptions or tax relief. Check your county's Property Appraiser's website for an estimate of taxes.

7 Investment Opportunities

A home can become an investment that earns income through renting out rooms or the entire property. It can also be used for refinancing in case you ever need to borrow money against your equity. Ultimately, it can be sold for profit over time when the value increases both from renovation and market gains. If you are buying the home as an investment, make sure you talk with real estate experts in your area to gauge the market outlook on home prices.

8 Neighborhood and Environment

You will certainly want to consider the home itself as to whether or not it is worth buying as opposed to paying rent that's already comfortable. The size of the home and how comfortable it feels will play a big role in your decision. You will also most likely be concerned with a low crime rate, privacy, security, energy efficiency and proximity to work, school and shopping centers.

9 Offer and Closing Process

With a real estate agent's help, you will make a purchase offer that may include certain conditions. Your agent will meet with the seller's agent to discuss the offer, which may lead to further negotiations. Once the offer is accepted you will make a deposit and then the process moves to escrow, which takes about a month. A home inspection to evaluate quality, safety and other conditions will be done to determine if repair work is needed before closing the deal. You will also need to pay closing costs that involve fees for the title and settlement, the lender, appraisal, prepaid items and taxes.

10 Income Level

It is crucial that you have steady income so that you are not late on monthly payments. Homeownership is a huge responsibility and having a stable career is important. If you are self-employed and run an established business with a strong outlook, then you are also in a strong position to buy a home.





Buying a home for the first time can be both exciting and stressful since it involves committing to a new life of responsibilities.

The process for buying a home involves doing a lot of research. When you are ready to buy and have decided on how you will finance your home, it's time to work with an experienced real estate agent who understands your needs. Follow the important tips on the front when you are in the market for purchasing a new home.



About FLCBank

FLCBank was founded on a simple philosophy: offer mortgages with an easy to follow, “No Worries” loan process from application to closing. We understand buying a home or refinancing your existing mortgage is an important decision. At FLCBank we want to help you every step of the way to make your experience enjoyable. Our experienced mortgage professionals love what they do; and they love helping people, like you, to find the right mortgage solution.

Our streamline loan application process allows us to offer some of the most competitive rates in the industry without all the hassle of a big impersonal company. The goal of our responsive team of dedicated mortgage professionals is to build relationships with all of our customers, becoming your one stop resource for all your mortgage needs.

We have a strong and genuine belief in the “building customers for life” principal of doing business. We treat every client—that’s you—as if you were our only client.



When you choose FLCBank as your lender, you benefit from our:

- Competitive rates
- Knowledge and expertise on mortgage products
- Licensed mortgage originators who personalize the loan process and focus on finding a home loan that meets your individual needs
- Prompt and thorough communication
- Dedication to providing exceptional customer service from application to closing



FLCBank is able to offer competitive rates because it is structured to work directly with home buyers, but powered by one of the top mortgage lenders in the country. For you, this means a great interest rate, minimal closing costs, and fast turnaround time. FLCBank is a full-service mortgage lender; providing processing, underwriting, and closing for mortgage properties in 48 of the continental United States.



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