



## HOME BUYING WISHLIST

Amid all the excitement involved in buying a house, a home buying wishlist will help to organize your thoughts. It's helpful to think of your requirements in three columns – needs, wants and, what I call the “MEH” column.

This will also help me to really hone in on what you really want, and allow me to do a more targeted search within what is currently available.

Additionally, and more importantly for the way I work, it will allow me to better MARKET what it is that you want:

Most Realtors rely on the MLS to provide them with listings.

I love the MLS, but I also work DIFFERENTLY.

Like a HEADHUNTER, I reach out to properties that fit your goals, but may not be on the market.

I also have a large network of real estate investors who don't typically advertise their properties, or who don't think to sell until interest is shown.

I also pursue For Sale By Owner properties that fit your description and show them how working with me won't destroy their FSBO goals, thereby giving you a better buying position.

There are many properties out there, and my #1 goal is to help you find the one that meets your needs and expectations.

Before filling out the chart, let's look at needs and wants. The three categories in the checklist are: Needs, Wants, and what I call, the “Meh” column

- **Needs**
  - A need is something absolutely have to have when purchasing a home. If the property doesn't fit with this need, then it's a deal breaker, and you won't pursue the property anymore.
- **Wants**
  - A want is something that you may or may not like about the home, but you can easily change it in the future.
- **Meh**
  - This is a part of the home you could give or take. It isn't selling the property to you, but it also isn't something that makes you dislike the property. The thought process is, “Meh, it doesn't really matter.”

Now that you know a bit about each of these options, go through our checklist of items that could be needs and wants in your new home.

If any questions come up while filling out this questionnaire, please don't hesitate to reach out – YOU CANNOT BOTHER ME!

Also, THROUGHOUT our process together, I am available to answer any questions you may have. I am so excited to SERVE YOU!

*-Melinda*

**The MONEY stuff: Let's get it out of the way first!**

What is your ideal price range? \_\_\_\_\_  
 How high are you willing to go for the right property? \_\_\_\_\_  
 Are you paying cash or will you be seeking a mortgage? \_\_\_\_\_  
 How much Earnest Money are you willing to offer? (amount or %) \_\_\_\_\_

**The PROPERTY Stuff: Let's hammer out some basics**

***What TYPE of property are you open to looking at:***

Please Circle

½ Duplex? Yes No	Manufactured Home? Yes No
Condo/Hotel? Yes No	Mobile Home? Yes No
Condominium? Yes No	Single Family Residence? Yes No
Dock-Rackominium? Yes No	Townhouse? Yes No
Farm? Yes No	Villa? Yes No

***What is the PURPOSE for the property you seek?***

Primary Residence? Yes No  
 Investment? Yes No  
 Combination? Yes No  
 Other? Yes No (If Yes, please describe: \_\_\_\_\_)

**Are you WILLING or PLANNING to do any renovations to the Property?** Yes No

If Yes, what are some examples? (Update kitchen/bathroom, build addition, add pool, full gut, etc): \_\_\_\_\_

**Create your WISHLIST: Here's the part the dreamers love!**

<b>Bedrooms (min)</b>	1	2	3	4	5	5+
<b>Bathrooms (min)</b>	1	2	3	4	5	5+
<b>Floors</b>	1	2	3	4		

Please Mark the Appropriate Column with an X (Go by your first instinct – we can adjust later!)

<b>PROPERTY FEATURES</b>	<b>NEED</b>	<b>WANT</b>	<b>MEH</b>	<b>NOTES</b>
<b>Systems</b>				
Central A/C				
Forced Air Heat				
Baseboard Heat				
Oil Heat				
Radiant Floor Heat				
Wood Stove				
Fireplace				Wood or Gas?
Tankless Water Heater				
Copper Plumbing				

<b>PROPERTY FEATURES</b>	<b>NEED</b>	<b>WANT</b>	<b>MEH</b>	<b>NOTES</b>
Solar Power				
Generator				
Security System				
Home Automation				
Cable Ready				
Satellite Dish				
Fiber Optic				
<b><i>Exterior</i></b>				
Garage				# of Cars?
Deck				
Carport				
Driveway				
Pool				Inground, Above Ground, Private, Community?
Screened Porch				
Fenced-in Area				
Garden				
Attic/Other Storage				
<b><i>Interior</i></b>				
Open Floor Plan				
Wood Floor				
Tile Floor				
Carpeting				
Mud Room				
Laundry				Inside or Outside?
Eat-In Kitchen				
Master Bedroom				
Master Bathroom				
Walk-in Closet				
In-Law Suite				
<b><i>General</i></b>				
Pet-Friendly				Kind/Size?
Close to Waterfront				Distance?
Close to Amenities (Shops & Restaurants)				
55+ Community				
Good Schools				
Close to Main Roadway				
Near Hospital				
<b>ANY OTHER REQUIRED FEATURES:</b>				