



Sunday Column

By Kim Bragman, 2020 Chairman

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Four Things to Know When Buying Your First Home

1. *Understand the financial commitment*

As a first-time home buyer you need to have a firm grasp on the financial commitment that goes into purchasing a home. You'll first need to prepare for your down payment, then you'll need to be ready to come up with closing costs which typically range from three to six percent.

First-time buyers also need to take their credit score into account. If you have a lower than average credit score, talk to a mortgage professional about your mortgage options.

2. *Know you may not get everything on your wish list*

Buying your first home is exciting and it's easy to get wrapped up in all the unique features you want your home to have, but it's important to understand what your budget will afford you. Oftentimes a first home purchase is referred to as your "starter home." This is common because usually your first home purchase is just that – your starting point for homeownership.

Remember that your first home may not have the upgraded features and huge backyard in the perfect neighborhood, but that doesn't mean you can't find a great house for you. Keep an open mind about some things on your wish list that you may be able to live without in your first home.

3. *Prepare yourself for the cost of home maintenance*

As a renter, you are able to call the landlord to fix any issues that may be occurring with your unit, but as a homeowner that responsibility falls on you. When preparing for homeownership, be aware that financial surprises may come up when your fridge unexpectedly stops working or your AC needs some work. It's important to have a financial safety net established in case any issues like this arise.

4. *You may come out ahead*

It may be hard to believe but in some areas you may end up paying less for your mortgage than you did in rent. Even if that's not your case, homeownership is a great stepping stone to creating wealth. With your home purchase you will be building equity in your home.

For more information on purchasing your first home and homeownership, visit SABOR.com and use a San Antonio area REALTOR®.

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