**Your Property Wish List Focus on Solutions not problems. This will help you visualize yourself somewhere new.**

**When are you hoping to be in your new home?**

**Where do you currently work? Spouse/partner work?**

**How long do you think you will be in that location? How do you get there and when do you travel?**

**What is your preferred commute time? Occupation/s:**

**Location, Location, Location! Consider lifestyle, work, schools, and family**

* What towns, areas and/or neighborhoods do you prefer? WHY?

**Proximity to**

* Schools
* Sports/Recreation/Exercise
* Hospital
* Community center
* Spiritual or Cultural activities

**How close must the home be to these amenities?**

* Public transportation, Airport, Expressway, Neighborhood shopping

**Home Style**

* What architectural style(s) of homes do you prefer? (Victorian, Colonial, bungalow, modern, ranch, split level, etc.)
* Do you want to buy a detached single family, condominium, townhouse or other type of property?
* Would you like a one-story, two-story home or more?
* Preferred size or square feet of house?
* What age house would you prefer?
* Kitchen- what type, recently updated, eat- in, separate dining room?
* How many bedrooms must your new home have?
* How many bathrooms must your new home have?
* Is home office or study needed? Home business? Is separate entrance needed?
* Basement /Workshop?

**Home Condition**

* Do you prefer a new home or existing home? How old of a home would you consider?
* How much repair or renovation would you be willing to do? Needs updating, cosmetics only, or buy fully updated?

**Condo/Home Owner Association**

* Community building? Security gate? Community pool? Tennis courts?

**Yard**

* Home orientation - Is it important for your home to face a particular direction?
* Wooded or sunny lot?
* Proximity to neighbors or town?
* Acreage?
* Open play space?
* Privacy
* Patio space or deck
* Landscaping
* Additional Parking spaces for cars, boat/ camper/ bus/truck?
* Pets?

**Home Features**

*X*  one choice for each feature

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | Must have | Would Like | Willing to Compromise | Not Important |
| **Front yard** |  |  |  |  |
| **Back yard** |  |  |  |  |
| **Garage (\_\_ cars)** |  |  |  |  |
| **Patio/Deck** |  |  |  |  |
| **Pool** |  |  |  |  |
| **Family room** |  |  |  |  |
| **Formal livingroom** |  |  |  |  |
| **Formal diningroom** |  |  |  |  |
| **Eat-in kitchen** |  |  |  |  |
| **Laundry room** |  |  |  |  |
| **Finished basement** |  |  |  |  |
| **Attic** |  |  |  |  |
| **Fireplace** |  |  |  |  |
| **Spa in bath** |  |  |  |  |
| **Air conditioning** |  |  |  |  |
| **Wall-to-wall carpet** |  |  |  |  |
| **Wood floors** |  |  |  |  |
| **Great view** |  |  |  |  |
| **Basement** |  |  |  |  |
| **Fence** |  |  |  |  |
|  |  |  |  |  |

Do you share your home with children, pets, live in –parents or others, how does this impact your housing preferences? Now and in the future? (For example pets may need a fenced in yard and older parents may dictate one-floor living)

Other Features that you want in a home: Home Office/Study, hobby space, In-law Suite, Guestroom, Extra storage/, big closets, walk to town, neighborhood, private setting, income generating apartment, one floor living, Acre+ yard, etc.

**Trade offs**

How much do you want to invest in a home beyond the purchase price, either financially or in terms of sweat equity, if you can’t find exactly what you want?

Are you willing to consider other neighborhoods that provide better affordability?

If we cannot find everything in the price range and location you want, what would you consider compromising on?

Share any features that you DO NOT want in a home: These are deal breakers, absolutely hate, and you will not consider them.

How important is energy efficiency or other green home features?

How long do you plan to live in this home? Look at the 5-year picture, or 10 year picture, lifestyle and home requirements change when adding pets, marriage, children, or extended family. How does this impact the type of home you will buy, how much you’ll spend, and your choice location?

Additional comments: