



## **\*\*Needs (Non-Negotiables)\*\***

**1.\*\*Affordable Price\*\* – Fits your budget, including mortgage, taxes, insurance, and maintenance**

**What is your budget for a home monthly payment?**

**2.\*\*Location\*\* – Safe neighborhood with reasonable commute times to work/school.**

**What locations are you interested in exploring?**

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**3.\*\*Structural Soundness\*\* – No major issues (foundation, roof, plumbing, electrical).**

**From a scale from one to ten: How important is structural soundness to you and why? (#1 means: I have the means, knowledge, and confidence to complete the repairs & #10 means: I would love to learn how to best invest in the future of my property.)**

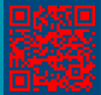
**4.\*\*Minimum Bedrooms/Bathrooms\*\* – Enough for household size (e.g., 3 beds for a family).**

**What is the minimum amount of non-negotiable bedrooms for your living situation?**

**RSVP**



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5.\*\*Property Taxes\*\* – Within your financial comfort zone.

Property Taxes may differ property to property: Is knowing the past years property tax information on a property important to you?

6.\*\*School District Quality\*\* – Critical if you have or plan to have kids.

What school district interests you the most for your future?



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7.\*\*Essential Utilities\*\* – Reliable HVAC, water, heating, and electrical systems.

What type of utilities are do you prefer for your household?

8.\*\*Safety\*\* – Low crime rates, functional locks, and secure windows/doors.

What type of safety features do you appreciate in a home and in your neighborhood?

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9. **\*\*Accessibility\*\*** – Single-story or accessibility features if needed (e.g., elderly family members).

Do you need ADA accommodations and if so which ones and where?

10. **\*\*Resale Potential\*\*** – A property that holds or increases in value over time.

Are you a short-term student, traveling professional, investor, or looking to sell in 7 years or less; Explain your timeline?



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## **\*\*Wants (Preferences)\*\***

1. **\*\*Updated Kitchen\*\*** – Modern appliances, countertops, and storage

What appliances and features are you looking for in the kitchen?

2. **\*\*Outdoor Space\*\*** – Yard, patio, or balcony for recreation/gardening.

What do you picture about your front and back yard area of your new home?

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3.\*\*Floor Plan\*\* – Spacious, airy layout for entertaining or more of a each room needs a purpose.

What type of floor plan are you in the market for?



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4.\*\*Garage/Driveway\*\* – Off-street parking or multi-car garage.

What type of vehicle parking are you looking for?



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5.\*\*Energy Efficiency\*\* – Solar panels, double-pane windows, or smart thermostats.

What type of energy efficiency are you interested in for the home?

6.\*\*Home Office\*\* – Dedicated workspace or extra room.

Do you work from home or need an extra room?

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4.\*\*Garage/Driveway\*\* – Off-street parking or multi-car garage.

What type of vehicle parking are you looking for?



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5.\*\*Energy Efficiency\*\* – Solar panels, double-pane windows, or smart thermostats.

What type of energy efficiency are you interested in for the home?

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Do you work from home or need an extra room?

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7.\*\*Walk-In Closets\*\* – Ample storage space.

How much closet space do you need?



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8.\*\*Luxury Features\*\* – Pool, hot tub, or smart home technology.

What luxury features fit your lifestyle?



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9.\*\*Aesthetic Appeal\*\* – Hardwood floors, fireplace, or scenic views.

What aesthetic appeal are you looking for?

10.\*\*Proximity to Amenities\*\* – Parks, restaurants, gyms, or shopping nearby.

What amenities give your current or future endeavors more opportunity?

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## **\*\*Tips for Balancing Wants vs. Needs\*\***

- **\*\*Prioritize Needs First:\*\*** Ensure the home meets your non-negotiables before focusing on upgrades.
- **\*\*Compromise Openmindedly:\*\*** A smaller yard might be okay if the location is perfect.
- **\*\*Future-Proof:\*\*** Consider how your needs might change (e.g., growing family).

Let me know if you'd like help ranking these for your specific situation! 🏡