

Luxury Real Estate Buyer Guide

Some tips to help you prepare for your S.E. Florida property buying journey.
With over 20 years experience, I will share my knowledge and expertise with you.
Feel free to call me with questions.

Mary Crincoli, Broker

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Know how many bedrooms, bathrooms and garage parking spots you want, as well as the minimum/maximum square footage for the interior space.



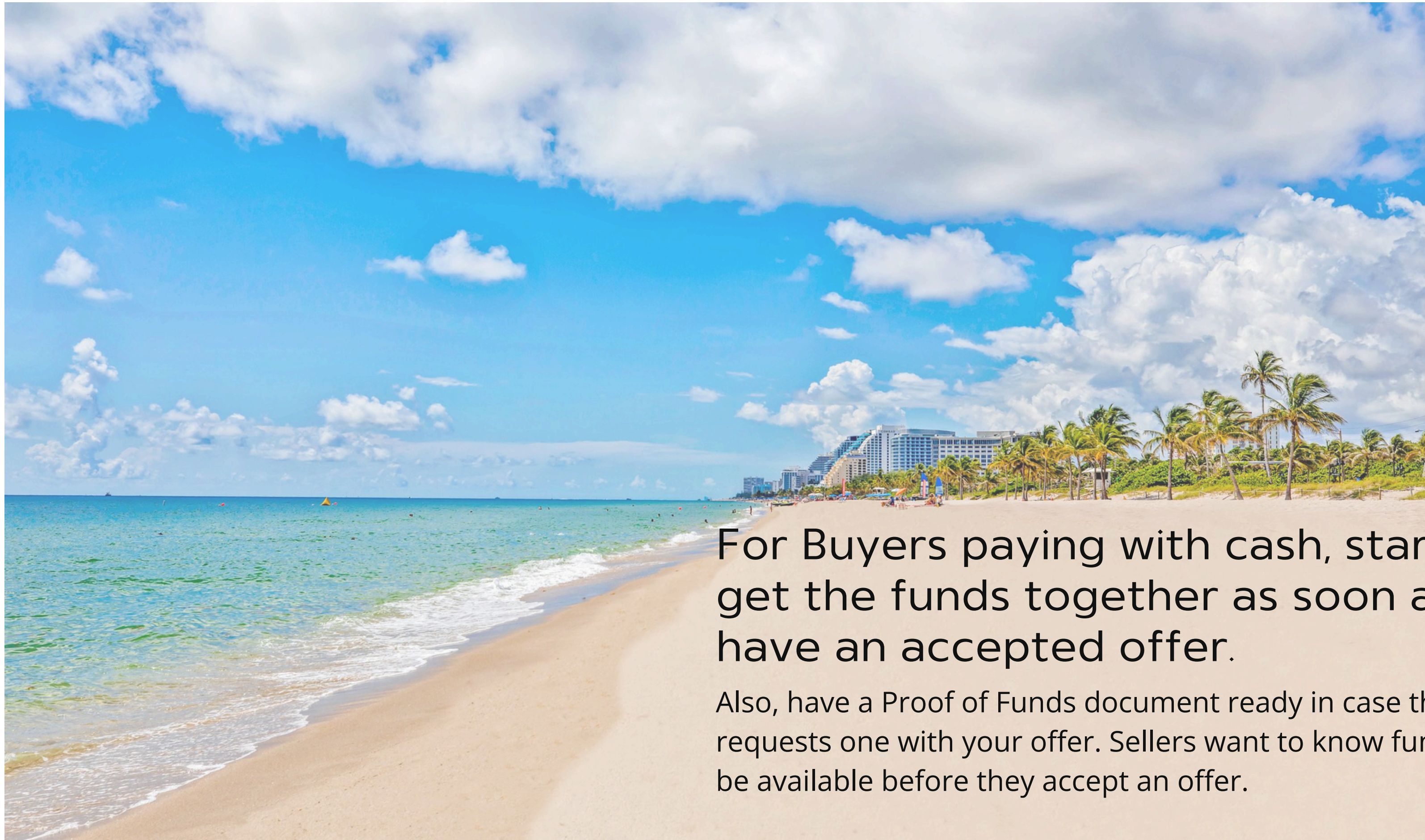
Know the location and type of property you want.

Some Buyers want to be on the beach, others have a boat and want to be on a canal or intracoastal, some want a condo, others a house, some prefer a lot of land around them, others want to be in a city, some want to be in a community with a clubhouse and lots of amenities, others prefer a pool in their yard, some Buyers want to be on a golf course, others want to be in a 55+ community - take the time to develop your list of "must haves".

Know the maximum amount you want to spend.

Also, know if you will pay cash or pay with financing.





For Buyers paying with cash, start to get the funds together as soon as you have an accepted offer.

Also, have a Proof of Funds document ready in case the Seller requests one with your offer. Sellers want to know funds will be available before they accept an offer.

For Buyers who are financing, you should get a preapproval letter from a lender before you even start to look at property.

A preapproval letter will be submitted with the offer, so the Seller to be more comfortable to work with your offer.



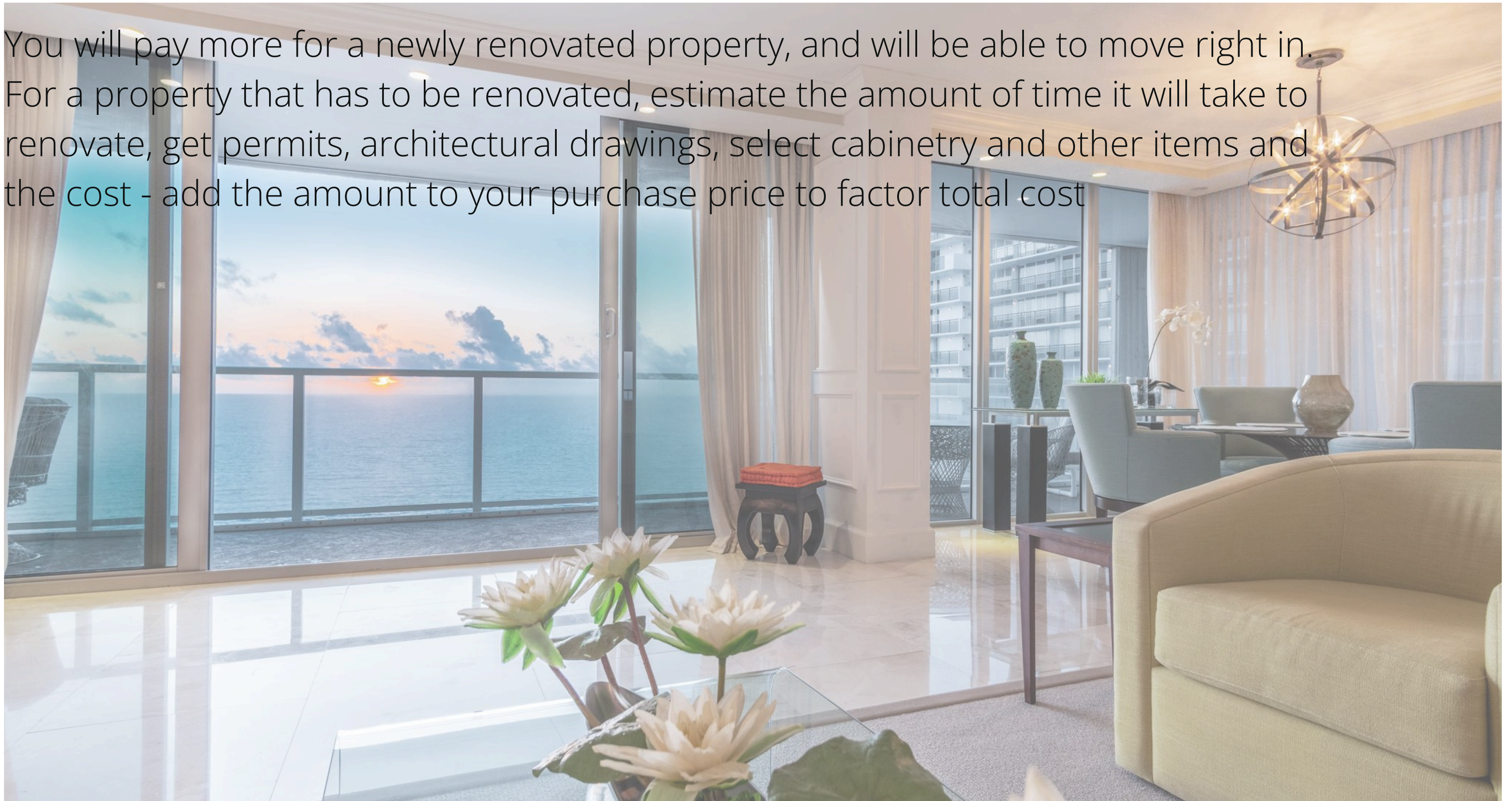
It is important to know if you have any pets and how many.

Many communities have pet restrictions that have to be followed, so this is important to know in advance.



Decide if you prefer a renovated property or not.

You will pay more for a newly renovated property, and will be able to move right in. For a property that has to be renovated, estimate the amount of time it will take to renovate, get permits, architectural drawings, select cabinetry and other items and the cost - add the amount to your purchase price to factor total cost



Decide if you prefer the option to be able to lease a property and if you would want to lease it annually or seasonally.



This is important information to know before you start to look at property. Most communities have rental restrictions and some do not even allow leasing.

Let me also know,
is there anything
else you require in
a property or
location?



I hope this information is helpful.

Feel free to contact me if you have any questions.



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