

Dream Home Planner

**DESIGN THE HOME. CREATE THE LIFESTYLE.
LIVE THE DREAM.**

Presented by Amy DeBusk



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MORTGAGE MADE EASY ACADEMY



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Dream First. The Details Come Later.

Whether you are looking for more space, a beautiful place to gather, a quieter setting, breathtaking views, or a home that reflects who you have become, this planner begins with one question: How do you want your life to feel?

Use these pages to picture your future, talk with the people you love, and turn inspiration into a clear vision. There are no right answers. Write freely, circle what matters, and return to your notes as your ideas evolve.

THE VISION-FIRST PATH

Vision → Clarity → Strategy → Financing → Home Search

How to Use This Planner

- ☐ Complete it alone, then compare ideas with your family.
- ☐ Save images that reveal patterns in what you love.
- ☐ Bring the completed planner to your strategy meeting.
- ☐ Focus on feelings and daily life before features.
- ☐ Separate true needs from exciting extras.
- ☐ Stay open: moving, renovating, or building may all work.

A Note from Amy

You do not have to know exactly how you will get there before you allow yourself to dream. Once your vision is clear, we can explore the practical path, with thoughtful financing, timing, and a strategy designed around your life.

What do you hope this next chapter makes possible?

PART ONE: IMAGINE YOUR NEXT CHAPTER

- The feeling I want every time I pull into the driveway is...

- When I walk through the front door, I want my home to feel...

- A perfect Saturday morning in our next home looks like...

- The memories I hope our family and friends will carry with them are...

- Five years from now, our life is better because this home gives us...

- Looking out my favorite window, I hope to see...

☐ Mountains	☐ Rolling hills
☐ Mature trees	☐ Open space
☐ A sparkling pool	☐ A peaceful neighborhood
☐ Golf course	☐ Water or vineyard
☐ Sunrise	☐ Sunset or city lights

A QUESTION TO KEEP: If your next home could give your family one gift, what would you want that gift to be?

Create Your Dream Home Vision

Platforms to Help You Dream

Use one platform or combine several. The goal is not to copy a particular home—it is to discover the rooms, surroundings, details, and feelings that consistently draw you in.

□ **Pinterest** — Build private boards for kitchens, outdoor living, architecture, neighborhoods, colors, and lifestyle ideas.

□ **ChatGPT** — Describe your ideal home and ask for realistic visual concepts, room ideas, feature lists, or questions that help refine your vision.

□ **Houzz** — Browse professionally designed spaces and save favorite rooms, materials, finishes, landscaping, and renovation ideas.

□ **Instagram** — Follow builders, architects, interior designers, luxury communities, and home-tour accounts; organize saved posts into collections.

□ **Zillow** — Save inspiring homes and compare locations, lot sizes, layouts, views, amenities, and price ranges.

□ **Realtor.com** — Explore homes and neighborhoods, then note which property features and community qualities keep appearing in your favorites.

□ **YouTube** — Watch home tours, neighborhood tours, renovation transformations, custom builds, and day-in-the-life videos.

TRY THIS CHATGPT PROMPT

Create a realistic visual concept for a warm, elegant dream home with [architectural style], [favorite rooms], [view], and [outdoor features]. The home should feel [three emotions] and support a lifestyle centered on [family, entertaining, peace, travel, hobbies, or work].

Patterns I am noticing in the homes I love...

Colors, materials, architecture, rooms, views, or feelings that keep appearing:

The Life I Can Picture

Paste images, sketch ideas, collect colors, or write words that capture your future.

THE HOME Paste - sketch - write	THE VIEW Paste - sketch - write
THE DETAILS Paste - sketch - write	THE FEELING Paste - sketch - write

Words that describe my dream home:

Design the Lifestyle

Your home should support the way you want to spend your days.

The way we want to live

☐ Host holidays and family gatherings	☐ Entertain friends indoors and outdoors
☐ Work comfortably from home	☐ Support multigenerational living
☐ Create space for children or grandchildren	☐ Make room for pets
☐ Enjoy a pool, garden, or outdoor kitchen	☐ Have space for hobbies, fitness, RV, boat, or workshop
☐ Travel often and keep maintenance simple	☐ Age in place comfortably

Which three experiences matter most in your next home—and why?

Design your ideal neighborhood

☐ Quiet and private	☐ Active and social
☐ Walkable	☐ Gated or golf community
☐ Near excellent schools	☐ Close to restaurants and shopping
☐ Parks, trails, or outdoor recreation	☐ Mountain, water, or open-space views
☐ Shorter commute	☐ Low-maintenance community

Amenities I would truly use

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☐ Clubhouse	☐ Fitness center
☐ Pool	☐ Golf
☐ Tennis / pickleball	☐ Trails
☐ Parks	☐ Dog park
☐ Marina / boating	☐ Community events

Communities or areas I would like to explore:

Define Your Dream Home

Turn your lifestyle vision into clear priorities for the property itself.

MUST HAVES

NICE-TO-HAVES

DREAM FEATURES

Features to consider

☐ Single-story living	☐ Open or defined floor plan
☐ Chef's kitchen	☐ Home office
☐ Guest or multigenerational suite	☐ Primary retreat
☐ Pool / spa	☐ Outdoor kitchen
☐ Large yard or acreage	☐ Three-car / RV garage
☐ ADU	☐ Gym / studio
☐ Smart-home features	☐ Low-maintenance design
☐ Mountain / golf / water view	☐ Future expansion potential

My non-negotiables and deal breakers:

The compromises I could make without losing the life I want:

Could You Create This Lifestyle Without Moving?

The best strategy may be to move, renovate, add space, or build from the ground up.

Look at your current home with fresh eyes

☐ Remodel the kitchen or primary suite	☐ Add bedrooms, an office, or flexible living space
☐ Build an ADU or multigenerational suite	☐ Create a pool or outdoor entertaining area
☐ Improve privacy, landscaping, or views	☐ Reconfigure the floor plan
☐ Purchase land and build a custom home	☐ Move to a community that better fits your lifestyle

What could be changed about our current home?

What cannot be changed—location, lot, neighborhood, view, commute, or community?

Which path feels most aligned right now: stay and renovate, buy, or build? Why?

PAUSE BEFORE YOU DECIDE

Compare the cost, timing, disruption, long-term value, and emotional fit of each path. A clear vision makes this conversation far more useful.

Turn Your Vision Into a Plan

Now that you know what you want, the financing conversation can serve the vision.

Explore the path that fits your next chapter

☐ Buy Before You Sell strategy	☐ Bridge financing
☐ Use current home equity	☐ Conventional or jumbo financing
☐ Renovation financing	☐ Custom construction financing
☐ Sell first, then purchase	☐ A coordinated timeline with your real estate team

Your Dream Home Strategy Session

Bring this planner to a complimentary conversation with Amy DeBusk Home Loans. Together, we can review your vision, current equity, desired timeline, payment comfort, and the financing paths that may support your move.

☐ Clarify the goal and ideal timeline	☐ Review estimated equity and available resources
☐ Compare move, renovate, and build strategies	☐ Discuss financing options and tradeoffs
☐ Create a personalized roadmap	☐ Complete pre-approval when you are ready to shop

My three next steps:

Questions I want to bring to my strategy session:

YOUR NEXT CHAPTER STARTS HERE

Dream first. Get clear. Build the strategy. Then move forward with confidence.

Amy DeBusk | Branch Manager & Mortgage Advisor | NMLS #281056

Amy DeBusk Home Loans • Complimentary Dream Home Strategy Session

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