



BUYER TIPS:

A real estate agent is vital to the purchase of your new home and can provide a variety of services in locating your new home, negotiating the sale and advising you. However, a real estate agent is not qualified to discover defects or evaluate the physical condition of the home but can provide you with resources that can help you with finding qualified inspectors and provide you with documents and other resources (see Resource Page of my website: http://www.joantober.com/tucson_resources.aspx) that can help you make the decision that is best for you.

Be sure to look for the following when purchasing your new home. This list is supplementary to a Professional Home Inspection and to your own due diligence. When in doubt...ASK! Work in partnership with your agent to ensure a stress-free purchase.

1. Purchase Contract. Take your time and Review completely!
2. What is Agency?
3. Find out what will stay with your new home!
4. What's a Cure Notice?
5. By what date are you required to sign your closing documents?
6. MLS Printout. Read thoroughly.
7. Loan Status Report. Be sure that you come prepared – before you start looking – with loan information. This is now required in the Purchase Contract.
8. Find out what your costs will be to close your loan.
9. Find out what your payments will be.
10. Find out how to take Title in Arizona.
11. Subdivision Public Report (new construction)
12. Seller's Property Disclosure Statement (SPDS)
13. Covenants, Conditions & Restrictions (CC&Rs)
14. Title Report or Title Commitment
15. Home Warranty Policy. Is the home covered? Be sure to look for conditions that are not covered.
16. Lead Based Paint Disclosure for homes built before 1978.
17. Have a Professional Home Inspection (even for a new home).
18. Termite Report
19. Has a new room been added? Was there a permit issued?
20. Have there been any repairs to the property?
21. How does the roof look? Plumbing, electrical, cooling, heating, foundation?
22. Swimming Pool? Does it have the correct pool barriers? Have it inspected!
23. The square footage on the MLS or in the assessor's records is often an estimate. An appraiser or architect can measure it for you.
24. Is the sewer connected or is it on septic?
25. Where is the water coming from? Or is it on a well?
26. Are there soil issues?
27. Was there a previous flood or fire in the home?
28. Pests? Better check!
29. Death or felonies on the property? An Arizona law states that sellers and real estate licensees have no liability for failure to disclose that the property was ever the site of a nature death, suicide, murder or felony. Check with your local law enforcement agency.

30. Indoor and Outdoor Environmental concerns.
31. Are you sure about the property boundaries?
32. Is it in the Flood Plain? Will you need flood insurance?
33. Check for Insurance Claims History. The seller is required to provide this information.
34. Traffic Conditions?
35. Military/Public Airports?
36. What is the zoning?
37. What are the schools like?
38. Talk to the neighbors. Drive around the neighborhood.
39. Check to see what the future will bring for the surrounding area.
40. And, always remember, you have the right to legal or tax advice!