

# RESIDENTIAL BUYER CHECKLIST

## Smart Steps Before & During Your Home Purchase

### Contact Rollins and Associates Real Estate

- Get expert local guidance before browsing strategy matters more than scrolling listings.
- Get Fully Underwritten (Not Just Pre-Approved)**
- Stronger offers, fewer surprises, faster closings.
- Understand Total Monthly Cost (Beyond Mortgage)**
- Taxes, insurance, HOA, utilities, and maintenance often surprise buyers.

### Analyze Neighborhood Trends, Not Just the Home

- Appreciation rates, school zoning changes, and future development plans matter.

### Review Seller Disclosures Line-by-Line

- Small notes can signal major future expenses.

### Ask About Off-Market & Coming-Soon Homes (Often Unknown)

- Many of the best homes never hit public sites.

### Factor Resale Value at Purchase (Overlooked)

- Layout, bedroom count, and lot placement affect future demand.

### Inspect More Than Structure

- Sewer lines, drainage, roof age, and electrical capacity are often missed.

### Understand Negotiation Levers

- Price isn't everything, repairs, credits, closing timelines have value.

### Plan Your Move Strategically (Rarely Considered)

- Timing affects pricing, competition, and long-term equity.



## CONTACT

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