

PRESENTED BY
NATHAN & JAMIE SCHRANER



BUYER'S GUIDE

6 THINGS TO CONSIDER BEFORE BUYING A HOME



HELLO & WELCOME

Welcome to Boise and the beautiful Treasure Valley! We're Nathan and Jamie Schraner, a husband-and-wife real estate team dedicated to helping people like you find the perfect place to call home. With deep roots in this community and years of experience navigating the local market, we understand that buying a home is more than just a transaction—it's about finding the right fit for your lifestyle, dreams, and future. Whether you're drawn to Boise's vibrant city life, the family-friendly neighborhoods of Meridian, or the quiet charm of Middleton and Star, we're here to guide you every step of the way with personalized service and local expertise.

As a family-focused team, we know how important it is to find a home that truly meets your needs. That's why we take the time to listen, understand your goals, and tailor our approach to make your move as smooth and stress-free as possible. From the first conversation to the moment you get the keys, we're committed to providing the highest level of service, honesty, and care. We can't wait to welcome you to this incredible community and help you find a home where you'll create lasting memories. Let's get started on this exciting journey together!

Nathan & Jamie



1. HOW'S YOUR FINANCIAL HEALTH?

- **Look at Your Savings** – Do you have the money for a downpayment, closing costs, and moving expenses? While there are ways around paying so much out of pocket, it is not wise to stretch yourself too thin.
- **Review Your Spending** – You need to know how much you're spending and where it is going. This will tell you how much you can comfortably allocate to a mortgage payment.
- **Check Your Credit** – Generally, to qualify for a home loan, you'll need good credit, a history of paying bills on time, and a maximum debt-to-income ratio of 45%.

COSTS TO BE PREPARED FOR...

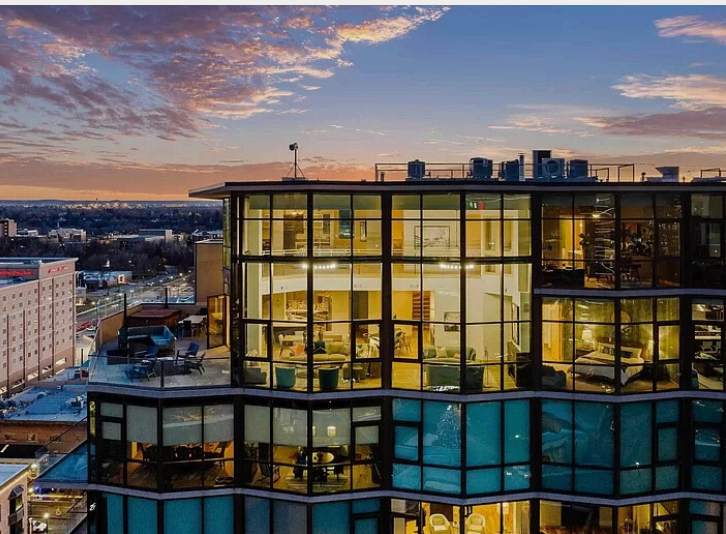
When buying a home, there are four main out-of-pocket expenses you should be prepared for...

- **Earnest Money** – Earnest money, typically 1% of the home's purchase price (though negotiable), must be delivered to the title company or brokerage within days of contract acceptance, as specified in the agreement. It validates your contract, applies toward the purchase, and must be traceable—not borrowed unless cleared with your lender first. Refunds depend on specific contract terms.
- **Inspection Fee** – We always recommend a home inspection—it's key to making informed financial decisions. It reveals future repair needs, the condition and age of the roof, water heater, HVAC, and potential issues like mold in the crawl space. Costs vary by company, property size, and location.
- **Down Payment** – Yes, I said "down payment"—but forget the 20% myth! You can buy with as little as 1% using assistance programs. If the down payment is holding you back, ask your lender what your loan requires. It's another reason to start your homebuying journey with a lender consultation!
- **Closing Costs** – Closing costs are fees that both the seller and the buyer pay. Each party is responsible for a portion of the fees to buy and sell a home. Buyers pay lender fees, shared title fees, and property-specific costs like HOA or flood certification—typically about 3% of the purchase price. In some markets, you can negotiate for the seller to offset your share.



2. WHAT TYPE OF HOME BEST SUITS YOUR NEEDS?

- Single Family Home
- Townhome
- Condominium
- Single Family Home with Acreage
- Manufactured Home
- Land



Every option has pros and cons, depending on your home ownership goals. So you will need to decide which type of property best helps you achieve those goals.



3. WHAT FEATURES WOULD YOU LIKE TO HAVE?

Would you like a three-car garage? An RV garage? A swimming pool? A bonus room? An office? Community walking paths? A soaker tub? Ensuite bathrooms? A butler's pantry? Upgraded appliances? The list goes on and on...

While it is good to retain some flexibility in this list, you are making perhaps the biggest purchase of your life, and you deserve to have that purchase fit both your needs and wants as closely as possible.



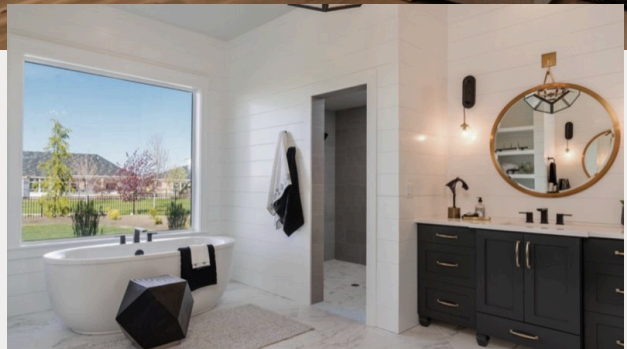
4. WHAT ARE YOU PRE-APPROVED FOR?

Unless you are paying cash, you will need to get pre-approved for a home loan before placing an offer on a home.

In most instances, sellers will not even entertain an offer that is not accompanied by a pre-approval letter.

This also ensures that you do not fall in love with a home that you cannot be approved to purchase.

You can get pre-approved pretty quickly by filling out an application with a reputable lender. If you need suggestions, we have great relationships with some of the best lenders in the area.



5. WHAT CAN YOU ACTUALLY AFFORD?

Just because you are pre-approved for it does not mean you should use it all. When buying a home, you must take a look at the home's total cost, not just the monthly payment.

Consider the property taxes in your chosen area, how much homeowners insurance will be, if there are Homeowners association fees or not, the cost of maintenance and to move in, closing costs, and more.

The last thing you want is to move into your dream home, but to be so tight financially, you cannot enjoy it.



6. WHO WILL GUIDE ME THROUGH?

Using a good real estate agent during your home buying process is crucial because they bring expertise, guidance, and peace of mind to what can be an overwhelming experience. A skilled agent knows the local market inside and out, helping you find properties that match your needs and budget while steering you clear of overpriced listings or hidden pitfalls. They negotiate on your behalf to secure the best deal, manage complex paperwork with precision, and connect you with trusted professionals like inspectors and lenders. Beyond logistics, a great agent acts as your advocate, reducing stress and ensuring you don't miss critical steps—ultimately saving you time, money, and potential heartache on your journey to homeownership. **WE WOULD LOVE TO HELP YOU!**



IT'S TIME TO BUY... NOW WHAT?

1. Get Pre-Approved for a Mortgage

- Speak with a lender to understand your budget.
- Obtain a pre-approval letter to strengthen your offer.

2. Define Your Needs & Wants

- Determine must-haves vs. nice-to-haves (e.g., location, home size, features).

3. Start House Hunting

- Tour homes that match your criteria.
- Take notes and compare features.

4. Make an Offer

- Work with your agent to submit a competitive offer.
- Negotiate terms, if necessary.

5. Home Inspection & Appraisal

- A home inspection identifies potential issues.
- The lender will order an appraisal to ensure the home's value.

6. Closing Process

- Sign final paperwork and receive keys to your new home!



READY TO FIND YOUR DREAM HOME?

Congratulations on taking the first step toward homeownership! We'd love to help you find your dream home in the Treasure Valley. Reach out today for a personalized consultation and let's start your journey!

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