



# NEW CONSTRUCTION BUYER'S CHECKLIST

*Jen Johnston* Coldwell Banker Danforth

## 1. BEFORE YOU GO – PREPARE

- Do your research. Read the listing online very carefully.
- Check to make sure that the builder does not require you to bring your agent on the first visit to the development. \*\*\*\*You may not be able to be represented if you miss this first step and/or you may have to pay your realtor fee at closing. \*\*\*\*
- Contact your realtor \*\*Being represented protects your future financial investment\*\*
- Contact your Lender.
- Check reviews of the builder.
  - Google Reviews
  - Yelp
  - Better Business Bureau

## 2. VISITING THE DEVELOPMENT – WITH YOUR REALTOR

- Tour the floorplans – select the floorplans you like best.
- Ask for a detailed list of the standard features with prices for all upgrades present in the model homes.
- Ask which lots in the development will be built with the floorplan that you have chosen.
- Determine the build time for said floorplan.
- Get information about the construction phases and timeline for construction to complete the entire development.
- Request a copy of the Community Covenants and Restrictions.
- Return to the neighborhood and ask neighbors about their experience with the process.

## 3. CONTRACTING FOR THE PURCHASE OF YOUR NEW HOME

- Always ask your realtor to include an inspection contingency to protect your investment.
- Prepare a backup plan in case the build time is extended past expected timelines.
- Include all upgrades and costs that you want included in your new home.
- Read the contract carefully.
- If the builder requires the use of their own contract contact an attorney to review the contract for you prior to signing.