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Financial Foundations – Powered by Newtown Savings Bank

February 28, 2025

Navigating the Path to Homeownership: A Guide for Prospective Buyers

NEWTOWN, CT – Purchasing a home is a significant life event, requiring careful planning and informed decision-making. Whether a first-time buyer or seeking to upgrade, understanding the homebuying process is crucial in navigating the complexities of homeownership.

Evaluate Financial Readiness

Before embarking on the journey to homeownership, assessing financial preparedness is key. A stable income, manageable debt levels, and a strong credit score are important factors influencing mortgage eligibility and interest rates. Prospective buyers should aim to save for a down payment, which typically ranges from 3% to 20% of the home's purchase price, in addition to setting aside extra funds for closing costs.

Establishing a realistic budget is equally important. It is necessary to consider income, expenses, and long-term financial goals. Consulting with a local mortgage banker can help determine the price range of homes that can be comfortably afforded. Ongoing expenses such as property taxes, homeowners' insurance, maintenance, and utilities should also be accounted for in the budget.

Explore the Local Real Estate Market

Taking the time to research the local real estate market can help identify neighborhoods that align with personal preferences and budget. Important aspects to consider include proximity to the workplace, school quality, available amenities, and potential future developments. A local real estate agent can often provide valuable insights and assist in finding suitable properties.

First-time buyers should also explore available programs and incentives that can be beneficial. Programs exist that assist with down payments, closing costs, and favorable loan terms.

Strengthen Buying Position

Securing a pre-approval from a local lender increases competitiveness in the housing market. This process involves a thorough review of financial history, determining the qualifying loan amount, and the interest rates available. A pre-approval signals to sellers that the buyer is serious and capable.

Once a home has been identified and a purchase and sales agreement has been signed, including an inspection contingency is vital to protect against unexpected issues. Arranging a comprehensive home inspection helps evaluate the property's condition. This step can reveal hidden problems that may incur costly repairs, enabling informed decisions and effective negotiations.

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Understand the Mortgage and Closing Process

As a buyer, providing up-to-date information regarding credit, income, and assets is necessary for securing final approval and being cleared for closing. The closing process finalizes the sale and involves signing legal documents, transferring ownership, and settling financial obligations. Buyers are advised to have an attorney present, and lenders typically provide a list of approved attorneys. Buyers should be prepared to review and sign numerous documents and provide sufficient funds for closing costs.

Embrace the Responsibilities of Homeownership

Owning a home involves ongoing responsibilities, including regular maintenance, property taxes, and insurance. Establishing a maintenance schedule is important to preserve the home's value, and budgeting for unexpected repairs is recommended. Additionally, consider setting aside an emergency fund for unforeseen expenses.

Finally, enjoy your new home, it's a life changing experience.

About Newtown Savings Bank

Newtown Savings Bank is a community bank headquartered in Newtown, Connecticut, with over \$1.8 billion in assets. The Bank has been deeply committed to its customers and the community since 1855. It has 15 branches located in Newtown, Bethel, Bridgeport, Brookfield, Danbury, Monroe, Oxford, Shelton, Southbury, Trumbull, and Woodbury, along with the New Haven Regional Lending Center in Hamden, CT. For more information and location details visit NSBonline.com or call 800.461.0672. Member FDIC. Equal Housing Lender.