

FIND YOUR PERFECT HOMESITE

Carry this guide with you when you visit each homesite. The checklist below makes it easier to choose the homesite that is right for you.

Homesite A Name _____
 Homesite B Name _____
 Homesite C Name _____

Rate each feature with a numerical point value:

- 1 = Poor
- 2 = Average
- 3 = Good
- 4 = Excellent



Does the Developer/Owner offer land contracts or creative financing?
 Can you choose your own builder?

FEATURE	A	B	C	COMMENTS
Overall Location				
Size of Lot (By Acre or Sq Ft)				
Privacy of Lot				
Homesite Cleared/Site Preparation				
View from Potential Homesite				
Tree Quality on Lot: Mature/Young				
Underground Utilities				
Natural Gas/Electric/Cable Available				
Sandy Soils/Drainage				
Lot Width for Attractive End Load Garage				
Access to Interstate/Tollroad/Bypass				
Shopping & Convenience				
Access to Airport				
Time to get to Work				
Quality of Neighborhood/Area				
Schools				
Access to Recreation/Golf Course				
Protective Covenants Insures Investment				
Police and Fire Protection				
Zoning/Surrounding Land Use				
Price (Competitive with Comparable Lots)				
Creative Financing by Developer				
Experience of Developer/Past Development Done				
Real Estate Tax Rate				
Totals				

Total the ratings at the end of the visits and you will have a good idea of the Homesite that is best for you.

Consider The Top Ten Mistakes NOT to Make When Buying a Homesite...

- #1 Choosing in an area whose township taxes are so high that it affects monthly cash flow.
- #2 Purchasing in an area that is overly congested or is too far from work.
- #3 Buying in a school system whose size compromises personal attention or athletic participation.
- #4 Buying in an area with poor soil or heavy clay causing drainage problems.
- #5 Choosing a sub where the developer has not spent enough \$\$ on design, entry & common areas or lacks privacy.
- #6 Choosing a subdivision with weak protective covenants or sq. ft. minimums.
- #7 Buying in an area with poor access to recreational areas, golf courses, and parks.
- #8 Choosing a homesite too far from airport, bypass, & tollroad exchange.
- #9 Buying a homesite where surrounding area or zoning may might conflict with single family residential use
- #10 Purchasing a homesite where you must drive through a less expensive area, hurting resale \$\$.

