

## Criteria in Searching for a New Home

Client Name: \_\_\_\_\_ Date: \_\_\_\_\_

Current Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
(Cell) \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

First step is to become pre-approved with your lender. Home sellers generally will not consider offers from buyers who are not pre-approved.

Amount for which you are pre-approved: \$ \_\_\_\_\_

Price Range for your home search: \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Date you wish to be living in your new home: \_\_\_\_\_

What date is the earliest you could move? \_\_\_\_\_

Do you \_\_\_\_\_ own \_\_\_\_\_ rent your current home?

If you own: You \_\_\_\_\_ have sold and closed the transaction.  
\_\_\_\_\_ have sold but the papers will be signed \_\_\_\_\_  
\_\_\_\_\_ have it listed for sale  
\_\_\_\_\_ waiting to find a home first  
\_\_\_\_\_ do not need to sell in order to buy

If you rent: You \_\_\_\_\_ are on a month-to-month rental  
\_\_\_\_\_ my lease expires on \_\_\_\_\_

### Priorities

In order of importance, what are the two or three most important features you will be looking for in a new home? These are the "big picture" issues such as location, size, age, etc.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

## Criteria in Searching for a New Home

### Type & Style

Apartment-style condominiums	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
If yes – High-rise	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Mid-rise	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Low-rise	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
 Townhouse condominium	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
If yes - End Unit	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Interior Unit	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
 Single Family Home	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
If yes - A Frame	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Bungalow	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Cape Cod	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Chalet	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Colonial	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Contemporary	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Farm House	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
French Provincial	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Raised Ranch	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Ranch	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Split Level	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Tudor	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe
Victorian	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> maybe

### Location

Where will you be commuting to work and/or school (all drivers) \_\_\_\_\_

How many minutes \_\_\_\_\_ and miles \_\_\_\_\_ are you willing to commute?

List the cities and towns you would like to consider \_\_\_\_\_

**Chris Kellogg, Realtor®, ABR, SRES**

Coldwell Banker Residential Brokerage

318 Main St.

Northborough, MA 01532

(508) 259-4740

www.ChrisKELLOGGREALTOR.COM

## Criteria in Searching for a New Home

### Age of Home

- Brand New
- 1-5 years
- 5-15 years
- 15-25 years
- newer than 1978 (no lead in paint)
- 25-50 years
- antique
- specific age range: \_\_\_\_\_

### Condition of Property (does not apply to new construction)

There is a direct relationship between condition and price. Homes needing updating or improvement may be an opportunity for you to increase the equity you have in a home by making the improvements yourself. What are you prepared to do?

- Little or no work
- Minor cosmetic work (painting, wallpapering, new carpets)
- Minor systems or structural work (new cabinets, doors, re-plastering)
- Major cosmetic work (new finish work, molding, exterior siding, window replacement)
- Major systems or structural work (new heating system, room addition)
- Total renovation

### Lot Size

Lot sizes for single family homes in the cities and towns of Middlesex and Worcester counties can vary from tiny urban lots of less than 3000 square feet to many acres. Those homes with larger lots do not necessarily have all the property established as lawn and gardens. Often the additional acreage provides privacy. How much do you wish to care for?

- Less than 5000 square feet (I hate cutting the lawn)
- Up to ¼ acre (I want room for a swing set)
- ¼ to ½ acre (I want to have some nice flower beds)
- At least an acre (I don't want my neighbors on top of me)
- At least two acres (I like riding my lawn tractor)
- Over two acres (I am a land baron)

## Criteria in Searching for a New Home

### Interior of the Home

In no order of importance, what are the two or three most important features you will be looking for in the interior of your new home?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

What are the three most important rooms in the home?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Please describe, in as much detail as possible, the ideal layout and amenities you would like to have in each of those rooms?

1. \_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_

### Bedrooms/Bathrooms/Levels

	Minimum	Maximum	Floor/Level	Comments
Master Bedroom	<u>  1  </u>	<u>      </u>	<u>      </u>	<u>(priv. bath?)</u>
Bedrooms	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
Bathrooms	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

## Criteria in Searching for a New Home

### Basement/Laundry

Have you thought about how important a basement is to you? In New England it is common for homes to have a basement. These can range from damp dungeons to comfortable living space almost indistinguishable from the living area above grade. Let me know the degree of importance:

	Extremely	Somewhat	Not
Walk-out	_____	_____	_____
Fully Finished	_____	_____	_____
Partially Finished	_____	_____	_____
Unfinished	_____	_____	_____
Laundry	<input type="checkbox"/> Not in the basement, no way, no how <input type="checkbox"/> Prefer not to have it in the basement <input type="checkbox"/> 1 <sup>st</sup> floor desired <input type="checkbox"/> 2 <sup>nd</sup> floor desired, but first floor OK <input type="checkbox"/> Gotta have it near the bedrooms		

### Miscellaneous Interior Features

Please let me know your level of interest in the following features:

	Extremely	Somewhat	Not
Cathedral Ceilings	_____	_____	_____
Central Vacuum	_____	_____	_____
Eat-in Kitchen	_____	_____	_____
Family Room	_____	_____	_____
Fireplace(s)	_____	_____	_____
Formal Dining Room	_____	_____	_____
Game Room	_____	_____	_____
Granite Countertops	_____	_____	_____
Hardwood Floors	_____	_____	_____
Handicap Access	_____	_____	_____
In-Law Suite	_____	_____	_____
Jetted Tub	_____	_____	_____
Office/Library	_____	_____	_____
Mud Room	_____	_____	_____
Skylights	_____	_____	_____
Tile Floors	_____	_____	_____
Walk-in Closet(s)	_____	_____	_____
Walk-in Pantry	_____	_____	_____
Wood Stove	_____	_____	_____
Workshop	_____	_____	_____

## Criteria in Searching for a New Home

### Systems

Now I need your input on the heating, cooling, water and sewer systems in your desired home.

	Definitely Want	Will Consider	Definitely Don't Want
<b>Heating System</b>			
Forced Air	_____	_____	_____
Heat Pump	_____	_____	_____
Base Board	_____	_____	_____
Radiant	_____	_____	_____
Solar	_____	_____	_____
Steam	_____	_____	_____
<b>Heating Fuel</b>			
Electric	_____	_____	_____
Natural Gas	_____	_____	_____
Bottled Gas/Propane	_____	_____	_____
Oil	_____	_____	_____
Solar	_____	_____	_____
Wood	_____	_____	_____
<b>Cooling System</b>			
Central A/C	_____	_____	_____
Window/Wall A/C	_____	_____	_____
Whole House Fan	_____	_____	_____
<b>Water &amp; Sewer</b>			
Private Sewer	_____	_____	_____
Private Well	_____	_____	_____
Public Sewer	_____	_____	_____
Public Water	_____	_____	_____

## Criteria in Searching for a New Home

### Exterior

Please list the three most important exterior features of your new home. Things to consider: garage, is it attached, number of bays, type of siding, type of roofing material, lots of lawn, no lawn, topography of the lot, etc.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Do you have strong feelings about the siding of your new home? Please give me your preferences:

	Extremely	Somewhat	Not
Aluminum Siding	_____	_____	_____
All Brick	_____	_____	_____
Brick & Siding	_____	_____	_____
Cedar Clapboard	_____	_____	_____
Concrete Block	_____	_____	_____
Stone	_____	_____	_____
Stucco	_____	_____	_____
Vinyl Siding	_____	_____	_____
Wood	_____	_____	_____

Next I need input on the roof style and materials:

	Extremely	Somewhat	Not
Roof Style			
Flat	_____	_____	_____
Gable	_____	_____	_____
Hip	_____	_____	_____
Mansard	_____	_____	_____

## Criteria in Searching for a New Home

	Extremely	Somewhat	Not
Roof Material			
Asphalt Shingle	_____	_____	_____
Cedar Shake	_____	_____	_____
Cedar Shingle	_____	_____	_____
Metal	_____	_____	_____
Slate	_____	_____	_____

### Garage/Parking/Storage

Now I need to know about your needs for storage, the number of garage spaces and off street parking.

#### Storage

Will you need storage in addition to the basement/attic?     Yes     No

Does it need to be very dry? (protect clothing, furniture)     Yes     No

Garage:     Mandatory     Desirable     Add one later     No

Style:     Attached     Detached     Carport     Under House

Minimum number of spaces: \_\_\_\_\_

How many off street parking spaces do you require? \_\_\_\_\_

### Neighborhood/Amenities

List the three or four most important features you would like to have in your new neighborhood. Consider proximity to shopping, schools, community recreation areas, golf, swimming, tennis, trails, preservation land, etc.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

## Criteria in Searching for a New Home

### Summary

Are there any other features or concerns that are not covered above that you would like to add?

---

---

---

---

---

---

---

---

---

---

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Agent

\_\_\_\_\_  
Date