

5 TIPS FOR FIRST TIME HOMEBUYERS

There are many complicated issues involved today in real estate closings. You will need the help of a Real Estate Attorney. Here are some important tips and reminders to help you better understand and navigate the process of your real estate transaction:

- 1 Trust Your Team (And Not Your Know-It-All Uncle Ned)**
 - Listen to your Buyer's Agent
 - Listen to your Home Inspector
 - Listen to your Mortgage Loan Officer
 - Listen to your Real Estate Attorney.
 - Filter all the information from everyone else
- 2 Get All Requested Information To Your Lender When Asked/Asap**
 - It's a lot, but do it now or it will cost you later
 - Get new GFE if mortgage program or amount of loan changes
 - Pay any fees (application, appraisal, inspections) by check (not credit card or money order)
- 3 Be Aware Of First Time Homebuyer Programs**
 - Delaware State Housing Authority
www.destatehousing.com
 - County Programs
 - New First Time Homebuyer Tax Credit
See lenders with an * on www.destatehousing.com, they will have the ability to process documentation for a tax credit.
- 4 First Time Homebuyer Exemption From Transfer Tax**
 - The rules differ according to location of property (town or county)
 - Not all areas have this exemption
 - Must truly be a first time homebuyer (not just haven't owned home in past three (3) years, except for the City of Wilmington)
- 5 Be There**
 - Go to your home inspection and read the report
 - Go to your final walk through
 - ***Pay attention to details, it's your home!***

Trust the experience of Ward & Taylor to guide you through this intricate process.