

10 MISTAKES TO AVOID WHEN BUYING A HOME



SMART DECISIONS TODAY. A BETTER HOME TOMORROW.

1



NOT KNOWING YOUR BUDGET

Understand how much home you can afford – including down payment, monthly payments, and extra costs.

2



NOT PRIORITIZING YOUR NEEDS VS. WANTS

Focus on the features that matter most and stay flexible on the rest.

3



NOT USING A PROFESSIONAL REALTOR®

A knowledgeable realtor will guide you, negotiate for you, and help you avoid costly mistakes.

4



NOT RESEARCHING THE NEIGHBORHOOD

Look into schools, amenities, commute times, safety, and future development.

5



NOT THINKING ABOUT THE TOTAL COST OF HOMEOWNERSHIP

Don't forget property taxes, utilities, maintenance, insurance, and condo fees.

6



SKIPPING PRE-APPROVAL

Get pre-approved so you know your budget and strengthen your offer when it counts.

7



RUSHING INTO THE FIRST HOME YOU SEE

Take your time, compare options, and make sure it's the right fit for your lifestyle and future.

8



IGNORING INSPECTIONS

An inspection can reveal hidden issues that could cost you thousands later.

9



OVERLOOKING RESALE VALUE

Think long-term. Consider location, market trends, and how easy it will be to sell in the future.

10



NOT HAVING A PLAN

Know your goals, timeline, and deal-breakers. A solid plan leads to a smart purchase.



MATHEW THERIAULT
— REAL ESTATE —

Your Home, Our Mission.



403-305-1444



info@mattcalgaryhomes.com



mattcalgaryhomes.com



Calgary, Alberta



THE RIGHT KNOWLEDGE LEADS TO THE RIGHT HOME.

Let's make your next move your best move.