



Do Your HOMEwork! Choose the Right Builder

When building a new home, one of the most important decisions you will need to make is choosing the right builder. Here are some important tips to remember when selecting your builder.

1. **Investigate the Builder** – Check with local associations such as, the Home Builder Association Serving Summit and Portage Counties, the Akron Area Board of Realtors, and the Better Business Bureau. No matter how good the builder, it is inevitable that there will be small glitches along the way. What is really important to find out is how the builder responds to issues and how quickly they get resolved, this is where the Better Business Bureau comes in.
2. **Talk to More than One Builder** – You should speak with at least 2 or 3 different builders. Make sure that you meet in person with each builder and that you have a high comfort level with whoever you choose. Make sure that there is good communication between you and the builder. If you are having problems getting in touch with the builder or getting a response from the builder, this may be a sign of problems to come while in construction. You also want to make sure that your personalities don't conflict. This could also lead to problems down the road.
3. **Pricing** – Get in writing from each builder an approximate cost breakdown. Do not be fooled by builders who may lowball the quote that they give you by decreasing allowances or leaving items out of the contract. Allowances are items that you will owe the overage on if the actual price of the materials is more expensive than originally quoted. Of course, the allowances are just estimates and you will most likely have some overages, but the key is to try and keep those to a minimum. Make sure to compare apples to apples with all the builders that you are talking to. Put estimates side by side and compare them. Make sure to ask about any items that may be included on one estimate and excluded on another.
4. **Lot Site** – Make sure that your builder is familiar with the area that you are building in. If it is a development, it is extremely important that they are familiar with the restrictions of the development. Many developments have minimum requirements for square footage, etc. If you are building on an undeveloped site, make sure you get information from the builder on the utilities, soil conditions, etc. The builder may not know the information, but should be able to point you in the right direction to finding the right answers.
5. **Get Pre-Approved for a Loan First** – Make sure that you know what you can afford. This will help your builder get you the best information possible when quoting the home price to you. You need to know where your comfort zone is as far as the monthly payment that you want to make. We can do a free pre-approval for you very quickly. Call us today for details!

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