

# Selecting a Home



## **Buyer's Viewpoint**

**By Rosanne Kolodenko**

*Home Buyer's Agent, LLC*

The Buyer Agent's job is to help the homebuyer acquire the best property, based on needs and budget. The process of selecting the right home begins with the buyer defining priorities and the most important features on a wish list.

As the buyer views a variety of homes and becomes educated about the market, those priorities become more clearly defined. Does the buyer prefer a high- or low-maintenance yard, an open or traditional floor plan, a new/updated home or a fixer-upper? What are the trade-offs the buyer is willing to make? Would the choice be to get a smaller home in a more desirable and expensive location, or a bigger home in a less expensive area?

The buyer's agent will set up showings for properties the buyer would like to view, and then take the buyer to see them. The buyer then examines each property to see if it's a good fit. Does it feel like home? Is it light and bright? Does the floor plan work? If music is playing, is it masking traffic noise? If there's the smell of air freshener, is it covering pet odors? If the blinds are closed, are they hiding views of the local dump? Can areas of concern be easily remedied?

Value vs. cost needs to be considered. It may be less expensive to purchase a home near a busy street, but it can be more difficult to resell. And how will the traffic and noise affect the buyer? Would the cost to remodel a fixer-upper be worth the initial savings in the purchase price? Is the home priced appropriately?

The buyer wants to select a home that is appealing and is a good value. The buyer's agent will offer guidance and data to help the buyer choose wisely.

*Rosanne Kolodenko is a Realtor with an office in downtown Boulder. She is an Exclusive Buyer Agent, representing only home buyers and working as their advocate. Rosanne is an officer of the Colorado Exclusive Buyer Agents Association. She serves Boulder County and the surrounding areas. You can contact her at 303.447.1112 or Rosanne@BoulderBuyerAgent.com, or visit [www.boulderbuyeragent.com](http://www.boulderbuyeragent.com).*