



THE 9 MOST COSTLY MISTAKES

*Even Smart People Make When **Buying** a Home*

A quick, no-nonsense guide to help you buy smarter
and avoid costly surprises.



QuickSoldHomes

Courtesy of

Byeloth Hermanson

Professional Real Estate Consultant | 360-521-7729



9 COSTLY BUYER MISTAKES

1



Financial Un-preparedness

Get pre-approved by a lender before you start house hunting. This shows sellers you're serious, and it tells you exactly what you can afford, so you don't waste time on homes out of reach — or miss out on the one you love.

2



Bidding on List Price Alone

The asking price often has little to do with a home's true value. A REALTOR® pulls comparable sales, market trends, and days-on-market data to negotiate a fair price, acting as your unemotional advocate at the table.

3



Lack of Legal Knowledge

Washington's standard purchase contract can run a dozen pages of binding legal language. An experienced agent walks you through every contingency and disclosure so you're protected instead of exposed.

4



Wrong Title Insurance

Owner's, lender's, standard, or extended coverage — each protects you differently. Choosing the right policy, and knowing who should pay for it, can save you hundreds or even hundreds of thousands of dollars.

5



Skiping the Inspection

Your purchase contract gives you the right to inspect the structure, systems, soil, and more. A knowledgeable agent tells you which inspections are worth the money for the specific property and area.

9 Costly Mistakes

Part 2 of 2 — Mistakes 6–9

6



Poor Documentation

Was that remodel permitted and inspected properly? Undocumented work can create costly problems down the road. An experienced agent knows exactly what to look for and what paperwork to request.

7



Misestimating Fix-Up Costs

Many buyers pay too much for a home that “just needs a little work,” only to find the real cost is far higher. A well-connected agent brings trusted contractors so you know true costs before you commit.

8



Not Using a REALTOR®

The listing agent represents the seller, not you. Without your own agent, that commission simply becomes extra profit for the other side — while you lose an advocate working for your best interest.

9



Choosing the Wrong REALTOR®

This is likely the largest financial decision of your life, so don't leave it to a part-timer or a favor for a friend. Choose someone with the experience and commitment to protect you from start to close.

It's Your Home. It's Your Money.

Make your next move with an agent who protects your interests every step of the way.



SS

QuickSoldHomes.com

www.QuickSoldHomes.com

