UTAH HOME BUYER DECISION WORKSHEET

BEFORE WE BEGIN

Buying a home is one of the biggest financial decisions you'll ever make. This worksheet is designed to help you evaluate your priorities, understand your options, and create a homebuying strategy that fits your lifestyle and financial goals.

There are no right or wrong answers. The goal is to make informed decisions before you begin shopping for a home.

STEP 1 — WHY DO YOU WANT TO BUY?

My primary reason for buying a home is:

- ⬜ Stop renting
- ⬜ Build long-term wealth
- ⬜ Need more space
- ⬜ Downsizing
- ⬜ Relocating
- ⬜ Better schools
- ⬜ Shorter commute
- ⬜ Retirement planning
- ⬜ Investment opportunity
- ⬜ Other ____________________

STEP 2 — MY TIMELINE

When would I like to purchase?

- ⬜ Immediately
- ⬜ Within 3 months
- ⬜ Within 6 months
- ⬜ Within 12 months
- ⬜ More than one year

What could delay my purchase?

____

____

____

____

Who will be purchasing the home?

- ⬜ Just me
- ⬜ Me and my spouse
- ⬜ Me and a co-borrower
- ⬜ Undecided

STEP 3 — MY MONTHLY BUDGET

Comfortable Monthly Housing Payment
$___________________

Maximum Monthly Housing Payment
$___________________

Monthly Consumer Debt
$___________________

Estimated Down Payment Available
$___________________

Estimated Emergency Savings
$___________________

STEP 4 — MY HOME PRIORITIES

Choose your five most important features.

- ⬜ Price
- ⬜ Monthly Payment
- ⬜ School District
- ⬜ Neighborhood
- ⬜ Commute
- ⬜ Home Size
- ⬜ Number of Bedrooms
- ⬜ Number of Bathrooms
- ⬜ Garage
- ⬜ Yard
- ⬜ Single-Level Living
- ⬜ New Construction
- ⬜ Energy Efficiency
- ⬜ Low Maintenance
- ⬜ Future Resale Value

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- ⬜ HOA Community
- ⬜ Rural Location
- ⬜ Investment Potential
- ⬜ Other ___________________

STEP 5 — WHICH LOAN PROGRAM MAY FIT?

I believe I may qualify for:

- ⬜ Conventional
- ⬜ FHA
- ⬜ VA
- ⬜ USDA
- ⬜ Down Payment Assistance
- ⬜ Not Sure

VA Eligibility

- ⬜ I'm a Veteran or eligible surviving spouse

STEP 6 — MY FINANCIAL READINESS

Current Credit Score (if known)_______________

Current Monthly Rent (if applicable) $_________

Employment History

- ⬜ Less than 2 years
- ⬜ More than 2 years

Down Payment Savings

- ⬜ Less than 3%
- ⬜ 3%–5%
- ⬜ 5%–20%
- ⬜ More than 20%

Savings are:

- ⬜ Strong
- ⬜ Adequate
- ⬜ Need Improvement

Current Debt:

- ⬜ Low
- ⬜ Moderate
- ⬜ High

STEP 7 — WHAT CONCERNS ME MOST?

- ⬜ Qualifying
- ⬜ Down Payment
- ⬜ Closing Costs
- ⬜ Monthly Payment
- ⬜ Interest Rates
- ⬜ Interest Rate Changes
- ⬜ Credit Score
- ⬜ Student Loans
- ⬜ Employment History
- ⬜ Finding the Right Home
- ⬜ Competing with Other Buyers
- ⬜ Understanding the Process
- ⬜ Other ___________________

STEP 8 — QUESTIONS I WANT ANSWERED

____

STEP 9 — MY HOMEBUYING PRIORITIES

Rate each item.

Monthly Payment

Very Important
Important
Somewhat Important
Not Important

Lowest Cash Needed

Very Important
Important
Somewhat Important
Not Important

Lowest Interest Rate

Very Important
Important
Somewhat Important
Not Important

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Buying Quickly
Very Important
Important
Somewhat Important
Not Important

Long-Term Financial Stability
Very Important
Important
Somewhat Important
Not Important

Keeping Emergency Savings
Very Important
Important
Somewhat Important
Not Important

STEP 10 — MY NEXT STEPS

I'd like to learn more about:

⬜ First-Time Home Buying
⬜ FHA Loans
⬜ VA Loans
⬜ USDA Loans
⬜ Conventional Loans
⬜ Down Payment Assistance
⬜ Credit Improvement
⬜ Mortgage Readiness
⬜ Home Affordability
⬜ Closing Costs
⬜ New Construction
⬜ Homebuyer Education
⬜ Mortgage Terminology Guide
⬜ Mortgage Payment Calculator
⬜ Home Buying Roadmap

NOTES

HOMEBUYER REMINDERS

✓ Buy a home that comfortably fits your budget—not just the maximum amount you qualify to borrow.
✓ The best loan program depends on your goals, not just the interest rate.
✓ Keep emergency savings available whenever possible.
✓ Avoid major financial changes while purchasing a home.
✓ A home should support your long-term financial goals as well as your lifestyle.
✓ Education comes before recommendations.

Ready to Build Your Homebuying Plan?
Whether you're purchasing your first home, moving to a larger home, or simply exploring your options, I'm here to help you compare loan programs and create a strategy that fits your financial goals.

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