

HOME BUYERS GUIDE:

Balancing Your Needs and Wants



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H O M E S
Love Coming Home

Home Buyers Guide #2: Balancing Your Needs and Wants

Whether you're buying your first home or your fifth, there's more to the process than selecting the number of bedrooms and bathrooms. Your home is likely the biggest investment you'll ever make, so it's crucial to fine tune your wants and needs by confirming the elements you *must have* and ranking the importance of the *nice-to-haves*. That way, you're in a better position to find the builder who is right for you, and work together with a clear vision and goal in mind.

Let's start with the basics:

- **WANTS:** A want is something you can rank these on a sliding scale of 1-10 depending on how important it is to you.
- **NEEDS:** A need is a *must-have*. You *can't* rank needs on a sliding scale. If something is an absolute must have, it gets marked as a "YES".

We've created this guide to walk you through common decisions people make before getting to the blueprints stage of building. For each item listed below, rate it as **either** a need (yes) **or** a want (ranked on a scale of 1-10).

Your Home Builder: Finding the Perfect Fit

Buying or building your ideal home starts with selecting your builder. If you limit your comparison solely to house size, features and pricing, you would be assuming all other things are equal amongst builders — *but not all builders are created equal*. There are many fly-by-night builders in Saskatoon, and conversely, there are larger companies who may focus on quantity over quality. This section will help you refine the qualities **you** truly care about when it comes to choosing a home builder.

NEED **-OR-** WANT
(Yes) (Rate 1-10)

Quality: Working with a builder who focuses on high quality craftsmanship and attention to detail is important to me.		
Trust & Reputation: I have to trust the builder of my home and confirm they have a solid, proven reputation.		
Service: The home building or buying process should be as smooth and streamlined as possible to minimize time and stress.		
Communication: Collaborating with a builder who is easy to contact and quick to return calls and emails is essential.		
Warranty: Having a comprehensive warranty on my home and working with a builder that goes above and beyond the minimum warranty is crucial.		
Design expertise: I prefer to work with a builder who has the expertise to create functional and inspiring designs that will make me love coming home		

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Neighbourhoods and Lots

Hiring the right builder is only part of the process. You'll also need to find a suitable lot, location and a great community where you'll feel right at home. For this next section, consider what's a need and rank your wants when it comes to your ideal lot.

NEED -OR- WANT
(Yes) (Rate 1-10)

A spacious backyard		
Close to work		
Close to schools		
Nearby shops and amenities		
Nearby green spaces such as parks and nature trails		
A short commute to the downtown core		
Nearby arts and cultural facilities		
Nearby recreational facilities (sports fields, pools, rinks, etc.)		
A new neighbourhood		
An older, more established core neighbourhood		

Next Steps

By now, you have a clearer picture of what your ideal home looks like. Begin with your *needs* by selecting potential builders and/or homes that meet each one. Next, you'll refine your list by starting with your highest-ranked *wants*. **Choose the home or builder that matches all your *needs* and your most important *wants*.** This will help ensure you're thrilled with your new home and it remains a solid investment for years to come.

You're now well on your way to buying or building a new home that's perfectly *you*.

