

I am calling from House Flipper Beta (a 'beta' title for a first release), and it is aimed at first time buyers only. Here's a few hints to help you on your way to a great first purchase: . 1. Plan your budget: Before you even consider which house to buy, set your budget. Remember to leave some spare for the 'friction' that always comes with owning your first home - hence the name of this website, House Flipper. Once you know how much you can afford, start searching for the perfect property in the best area of your local council. . 2. Don't buy based on the price: Sure, the more money you can spend, the better the house will be, but don't go for the cheapest option. Houses that look like they are in great condition can often have higher maintenance costs, and it may be cheaper to buy a similar house with a few more upgrades. . 3. Always remember to get a Building and Pest inspection: Nowadays, councils offer Building and Pest inspections for a small fee. Remember that this is mandatory when you apply for a home loan so that you can get a better deal and avoid paying penalty fees. . 4. Remember to get your mortgage and homeowners insurance done before you move in: Before you even sign the keys over, get your mortgage and homeowners insurance done to ensure you don't lose out on cash when you buy. . 5. Make sure the keys are made and ready to go before you move in: The sooner you can get into your new home, the more time you can spend on fixing it up and making it your own. Make sure that the keys are ready so that you can enter the home without delay. . 6. Look at the whole property: This will mean looking around the outside and inside of the house. For example, check whether the property has a private yard and not just a small garden. Also, check whether the home has a second toilet, hot water and gas and if the kitchen is energy efficient, meaning, could you use the dishwasher, oven, stove and fridge all at the same time?. 7. Look at the contracts: Some contracts are for a period of time, some for the whole life of the home. Make sure you have read the contract properly so that there are no surprises or you can't sell it. . 8. Make sure you get

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