

Know what you want when buying your property

Visualization and Neuro Linguistic Programming are powerful tools when buying a house.

When looking for your first home, or your next one, set out a list of ten must haves and ten would like to haves. Find pictures in magazines of houses you like and put them on a treasure map which you look at each day.

This 'know what you want checklist' will need your input . It covers a wide range of needs such as the proximity to schooling, number of bedrooms to ratio of front to back garden (best to have the back garden bigger than front garden as you never use your front garden).

Know what you want checklist	Must have	Like to have
1. The type of view you want from the house.		
2. The house faces well to the sun. Avoid a north facing house in Northern hemisphere and a south facing house in the southern hemisphere.		
3. Best layout is bedrooms face the early morning sunshine and living rooms and outdoor dining areas get the late sun. Utility rooms facing the non-sun side.		
4. Type of build, contemporary, colonial, historic etc		
5. Location to good schools		
6. Sheltered from the main prevailing wind		
7. Minimum distance from a very busy road.		
8. Minimum or maximum distance from family		
9. Location to amenities (shopping centers, supermarkets, sports facilities)		
10. Size of land		
11. Garaging (number of cars that can be parked)		
12. Workshop or hobby area		
13. Off street parking		
14. Number of bedrooms		
15. Bathroom for master bedroom		

16. Storage in master bedroom		
17. State of street e.g., tree lined, or lined with broken down cars		
18. Ratio of front to back garden (best to have the back garden bigger than front garden as you never use your front garden).		
19. Finish of house (e.g., fully restored house or a 'doer-upper')		
20. Compatible neighborhood		
21. Separate dining room or open plan		
22. Provision for a home office		
23. Provision for long staying guests such as an elderly relative		
24. The style of house, e.g., modern, townhouse, colonial etc.		
25. Corner section so you can sub-divide		
26. Other _____		
27. Other _____		
28. Other _____		