


BUYER BRAINSTORM

Defining your ideal home





Guiding you toward your ideal home

To ensure a successful purchase, it's vital to have a clear grasp of your "wants," "needs," and "don't cares" concerning your future home. The following pages have been thoughtfully crafted to assist you in distinguishing between these categories, offering you a clear roadmap for your home search.

It's worth noting that your home requirements may naturally evolve as we tour properties in person and gain a deeper understanding of what best suits your needs. This is a normal and exciting part of the home buying journey, one that should be welcomed.

To begin, let's first dive into understanding the different property types available to you and the corresponding responsibilities associated with each. While every situation is unique, the following page features a compiled list of common responsibilities based on the type of property that may pique your interest.

With these insights in mind, let's embark on this brainstorming journey together and work towards finding your ideal home!

HOMEOWNER RESPONSIBILITIES

For your home style



HOUSE



TOWNHOME



CONDO

LOT/LAND OWNERSHIP:	You own the lot your house resides on.	You own the lot your townhome resides on and often have shared easements for driveway access.	The condo community collectively owns the lot the building resides on.
MAINTENANCE:	You are responsible for all maintenance and repairs.	You are responsible for all maintenance and repairs, while some common areas like driveways may be shared maintenance.	While you are financially responsible for repairs of the building, you may not be responsible for managing the work. Your responsibility of maintenance of your unit typically is from the walls in.
HOMEOWNERS DUES:	No dues owed unless you live in a community that has a Home Owner's Association (HOA).	No dues owed unless you live in a community that has a Home Owner's Association (HOA).	Each month you will pay the condo association dues to cover the cost of management, insurance, maintenance and often utilities.
UTILITIES:	Typically individually metered and billed based on usage.	In most cases, individually metered and billed based on usage.	Typically water, sewer, and garbage fees are included with your HOA dues while electricity, cable, and internet are metered separately based on your usage.
NEIGHBORS:	No shared walls, neighbors surround your lot.	Usually you will have one to two shared walls between townhomes.	Depending on the unit location you may have neighbors above, below, and on each side of your unit.
RULES & REGULATIONS:	Self regulation.	Your community may have a joint maintenance agreement with specific rules for the community such as paint color, yard upkeep, etc.	An HOA (run by a governing board) will determine rules that owners must abide by including quiet hours, items allowed on your deck, or what you are permitted to do in a remodel.
LANDSCAPING:	Embrace your green thumb or hire a landscaper to help, this is your oasis to manage.	Typically each townhome owner is responsible for the yard associated with their unit. Sometimes there is a joint maintenance agreement for common area landscaping.	Landscaping is usually overseen and managed by the condo management company (or the board) and the cost associated is included in your monthly dues.

BUYER QUESTIONNAIRE

A vital aspect of the home buying journey involves identifying the features that matter most to you. As we dive into the intricacies, we're excited to learn more about your preferences and what makes a home perfect for you. To facilitate this, please complete this Buyer Brainstorm questionnaire (one for each buyer), then come together to compare and contrast. Don't forget to share your results with us!

ABOUT YOU

NAME: _____

MAILING ADDRESS:

EMAIL: _____

PHONE: _____

PETS (names & types):

CHILDREN (names & ages):

LET'S CONNECT ON THE SOCIALS:

 _____

LEASE EXPIRATION DATE: _____

 _____

PREFERRED SCHOOLS/DISTRICT: _____

What are your hobbies, what do you like to do in your free time, where do you spend your weekends?

What are your top 3 reasons for wanting buy a home right now?

1 _____

2 _____

3 _____



NEIGHBORHOODS

I would like to live in:

But willing to consider:

LOCATION

I want to live:

No further north than:

No further south than:

No further east than:

No further west than:

EMPLOYMENT

Employer:

Location:

- ☐ Work from home full time
- ☐ Work in the office full time
- ☐ Hybrid of both

COMMUTE

Commute should not exceed

 minutes

I will be commuting by:

- ☐ Car ☐ Bicycle
- ☐ Bus ☐ Light Rail

I will be taking a commuter bus provided by:

- ☐ Amazon ☐ Microsoft ☐ Meta

TRANSPORTATION

What type and size vehicle do you drive?

What other toys will you need room to store? (i.e. bicycles, kayaks, camping gear, ski gear, etc.)

LIFESTYLE (check all that apply)

- ☐ Urban explorer in the middle of the city
- ☐ Suburban fan with weekend city access
- ☐ Nature lover living amongst the trees
- ☐ Looking for space for our fur babies to roam
- ☐ Looking for space for our human babies to roam
- ☐ Looking for space for our vegetables to grow





TYPE OF HOME

	WANT	vs. NEED	vs. DON'T CARE
Condominium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single Family Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floating Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loft/Mixed Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PARKING

	WANT	vs. NEED	vs. DON'T CARE
<input type="checkbox"/> 1 Car <input type="checkbox"/> 2 Car <input type="checkbox"/> Boat/RV/Camper			
Off-street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EV Outlet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BEDROOMS

	WANT	vs. NEED	vs. DON'T CARE
<input type="checkbox"/> 1 Bed <input type="checkbox"/> 2 Bed <input type="checkbox"/> 3 Bed <input type="checkbox"/> 4+ Bed			
Primary suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary suite on main floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
All bedrooms on same floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Guest room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk-in closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



BATHROOMS

	WANT	vs. NEED	vs. DON'T CARE
<input type="checkbox"/> 1 bath <input type="checkbox"/> 1.5 bath <input type="checkbox"/> 2 bath <input type="checkbox"/> 3+ bath			
Primary en-suite	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathtub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Powder bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom on main floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



KITCHEN

	WANT	vs. NEED	vs. DON'T CARE
Gas range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen island	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stainless steel appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eat-in kitchen space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open-style layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Updated/remodeled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pantry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WANT vs. NEED vs. DON'T CARE

Fully fenced yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Level yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetable garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertaining spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck/patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered patio/deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



WANT vs. NEED vs. DON'T CARE

Built green/LEED certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tankless water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



WANT vs. NEED vs. DON'T CARE

Home office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rec/bonus room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional dwelling unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to commercial zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to parks/playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails/bike paths nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement rec room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wine storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gym space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concierge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 hour security/secured entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry in unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








Padraic Jordan

Fueled by a lifelong passion for architecture, I transitioned from a 20-year hospitality career to real estate with Windermere 19 years ago. Serving as an office liaison for the Windermere Foundation, I align with the belief that giving back is fundamental to any career. Proudly contributing to the Foundation's \$50 million donation milestone, I also serve on Windermere's Standards Of Practice panel, upholding the organization's exemplary reputation. A 13-time recipient of the 5 Star Real Estate Agent Award, featured in Top Agent Magazine, I bring a wealth of expertise. As a Rain City Referrals founding member, I am the go-to resource for a wide range of services.

Let me be your guide in your next move!

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