

8 Mistakes to Avoid When Buying a Home

Buying a home in South Surrey or White Rock is one of the most exciting — and significant — financial decisions you'll ever make. A little preparation goes a long way. Here are the eight most common mistakes buyers make, and how to sidestep every one of them.

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- 1 Get Pre-Approved First**

Don't confuse pre-qualification with pre-approval. Pre-approval makes you a cash buyer, giving you real negotiating power and a clear price range before you start.
 - 2 Look Past First Impressions**

Don't let décor — good or bad — make the decision for you. Look past the paint and furniture to assess the structure and layout beneath.
 - 3 Always Get a Home Inspection**

A qualified inspector protects you from costly surprises. Your Vantage agent will recommend trusted inspectors and ensure the right clause is in your contract.
 - 4 Know Your Offer to Purchase**

Read every clause carefully with your REALTOR® and lawyer. Misunderstood obligations can lead to friction, extra costs, or even a void contract.
 - 5 Offer Based on Market Value**

Ask your agent for a Comparative Market Analysis — not just the asking price. Know what similar homes have sold for before you write a number.
 - 6 Research the Neighbourhood**

Visit the area at different times of day. Check school catchments, commute times, nearby amenities, and any planned development in the area.
 - 7 Sort Insurance Early**

Don't leave home insurance until the last minute. Shop around early to find the right coverage at the best rate — rushed decisions cost more.
 - 8 Understand Negotiation Strategy**

A low-ball offer often backfires, making sellers dig in. Let your Vantage agent guide your negotiation strategy based on the specific situation.

Ready to buy in South Surrey or White Rock?

Your Vantage agent will guide you through every step — from pre-approval to keys in hand — so you avoid the pitfalls and make a confident, informed decision.

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