

Planning Worksheet

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These questions are designed as a **kick-starter**. You probably won't have an answer to every question and that's totally okay. Just mull things over, jot down what you know and make a note where you feel clueless and want some guidance.

What would you like to buy?

- Not a clue! What can I buy?

	I hope!	I'm open.	Um... no.
Detached house			
Townhouse			
Condo			
Manufactured home			
2-4 Plex			
With an ADU			
New construction			
Fixer-upper			

Where?

- I'm open!
- Portland Metro
- Clark County
- In the boonies
- Other _____

When?

- Let's figure out "if" and then I'll think about "when".
- Now, please! I'm already shopping. In fact, I already know the house I want to buy.
- Soon. I'd want to start shopping and buy as soon as I find the right place.
- Soon-ish. I'm not ready to start shopping but would love to buy in the 3-12 months.
- Eventually. I'm doing some planning, but I don't have a timetable yet.

Price Range

- Aren't you supposed to tell me this?
- I'd love to be able to spend \$_____, but if I can't afford at least \$_____, what's the point?

Monthly Payment

- I haven't really thought about it.
- In a totally perfect world, my payment will be no more than \$_____ (including all loan costs, taxes, insurance and HOA dues).
- More realistically, I can pay up to \$_____.
- The absolute maximum I could afford to pay (and still eat occasionally) is \$_____.

Down Payment

- I'm still trying to figure this out... how much do I need?
- I know I have at least \$_____ available to pay my down payment and any other home buying costs. This money will come from:

My own self:

- I have \$_____ set aside in regular bank accounts.
- I will sell stocks/investments worth \$_____.
- I am selling my home (or other real estate) and should net \$_____.

Retirement funds:

- I plan to withdraw / borrow \$_____ from my retirement accounts.
- I would prefer not to, but could withdraw / borrow \$_____ from my retirement accounts in a pinch.

Gifts (my family is awesome):

- I've already received \$_____ in gift funds.
- They've promised me \$_____ in gift funds.
- I plan to shake the family tree and see if some money falls out.

Other Assets:

- I've got other stuff that I plan to sell worth \$_____.
- I could borrow up to \$_____ from my home equity / insurance policy / other _____.

How will you stay?

- How can I answer that when I don't know what I'm buying?
- I see myself staying in my new place for at least _____ years, but no more than _____ years.
- When I move out I'm going to sell.
- When I move out, I might like to keep the property and rent it.
- If everything goes as planned, they'll be taking me out on a stretcher.
- I'm pretty confident of my answers above. I have plans and I'm sticking to 'em.
- I'm totally shooting from the hip and don't really have firm plans.

What about the other real estate you own?

- Um, what other real estate? I don't own any other real estate.
- I own my home and plan to sell it before I buy a new home.
- I own my home and plan to sell it, but want to buy my new home first and sell my old one after I move. (Or at least talk about this idea.)
- I own my home and want to keep it as a rental when I move out.
- I own a vacation home, rental property or other property. I plan to keep / sell these other properties.

I would love to know more about:

- The home buying and mortgage process.
- Programs for first-time buyers.
- How my income taxes will change after I close.
- Financing options for repairing, remodeling or renovating a home.
- Financing for rentals and investing in real estate.

The heck with your checkboxes... don't fence me in! I have my own questions. Here they are:
