

INVEST IN A PLACE

YOUR STUDENT CAN CALL HOME



RE/MAX
ADVANCED, INC.

*DISCOVER THE BENEFITS OF
BUYING REAL ESTATE WITH
YOUR COLLEGE STUDENT*



REAL ESTATE 101

EDUCATE YOUR STUDENT ON THE HOME-BUYING PROCESS

First Time Homebuyer Class presented by Off-Campus Life and RE/MAX Advanced: Visit www.ocl.colostate.edu or call 970.491.2248 for upcoming dates. This is a great opportunity for your student to learn before they begin looking. Let your student become a big part of the entire process. They are your partner in this!

Reasons to buy

- Build a credit history for your student
- Show your student how to responsibly own property
- Gain tax benefits and deductions
- Earn income from any tenants in the home
- Create long-term equity
- Avoid securing a new place to live each year
- Maintain fixed housing expenses – no rising rent or dorm fees
- Personalize the home to fit your student's needs

Reasons not to buy

- Additional maintenance related to home upkeep
- Higher selling costs associated with real estate
- Issues with potential renters – your student will have to act as landlord
- Declining values in the local real estate market
- Occupancy limits or nuisance ordinances in the neighborhood
- Possible changes in the student's college career (i.e., transfer to new school)
- Must – sell situations

WORK WITH A SEASONED LOCAL REALTOR

- Knows the community
- Has broad knowledge of the local market
- Searches for properties
- Schedules showings
- Develops a strategic plan with you
- Explains real estate documents
- Negotiates on your behalf
- Helps value price for properties
- Provides information for local contacts (school, city organizations, utilities)
- Access to online Multiple Listing Service (MLS)
- Offers referrals for other professionals you may need (good local lenders, contractors, electricians, etc.)
- Saves you valuable time, money and effort
- Explains buyer agency versus transaction broker relationships

Count on a local lender

It's important to work with a lender who understands the Northern Colorado area and offers top-notch service and personalized home-financing guidance. Prequalify with your selected mortgage professional so you know upfront how much home you can afford. Prequalifying also gives you an estimated down payment amount and identifies loan programs for which you qualify. You'll save time and energy by prequalifying first before starting the home search.

Fort Collins Community Facts

Fort Collins is home to Colorado State University and an outstanding public school system

Platinum
Bicycle
Friendly
Community

Residents enjoy a moderate, four season climate with an average of 300 days of sunshine and 14.5 inches of precipitation a year

Ranked No. 9
of 2015's
"Top 10
Healthiest
Cities"

Fort Collins is nestled against the foothills of the Rocky Mountains and alongside the banks of the Cache La Poudre River



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