



# Cheatsheet: Things to Know for Purchasing a Home in the US

Set yourself apart from other international buyers with these insights - Most important: Do your research.

## Debt-to-Income

Ratio below 43 %

Mortgage + bills should equal less than approximately 43% of income.

## Realtor Fees

Buyer & Seller 3%

These 6% of the home price have to be paid between buyer and seller .

## Buyer's Assistance

Government Grants

Some home buyers may be eligible for several thousand USD in grants.

## Loan Type

Which Mortgage Loan

Know which loan type works for your project: USDA, VA, FHA, or Conventional.

## Closing Costs

Average 3-6%

Both Buyer and Seller have to pay additional fees for several things at time of closing.

## Financial Account

Low Bank Activity

Your account activity for 90 days prior to purchase must be verified and explained.

## Pre-Approval

Lender Check

The necessary pre-approval determines your purchasing power and credibility.

## Inspection

Peace of Mind

Hiring an inspector helps with negotiations and transparency and is mandatory for loans.

## Appraisal

Value Insight

A difference in listing price vs home value is important to buyers & lenders.

## HOA

Monthly Cost

A homeowner's association of a property can be helpful but add to monthly bill.