

14 Things to Do After Attending an Open House



You want the home

1. **Determine your best offer.** Work with your real estate agent to identify your initial bid, look up the home's history, and factor in needed repairs.
2. **Wait and be patient.** As soon as your agent hears something, you'll be the first to know.
3. **Don't ignore your budget.** It's better to hold out for a home you can afford than to go broke over a rushed decision.
4. **Remember the inspection.** If the sellers refuse to address major problems, you might need to walk away.



You're not sure

5. **Sleep on it.** If you're not 100 percent sure, get a good night's rest and see how you feel in the morning.
6. **Know your deal-breakers.** Which features match up to your list? Which don't?
7. **Go back for a personal tour.** Take a second look with your agent, and bring a friend who can offer a fresh perspective and honest opinion.
8. **Consider your lifestyle.** When you imagine yourself living in the home, is it still a good fit?

9. **Think about add-ons.** Does the home need any updates or repairs? What will maintenance entail? Consider all the extras to see if the home still feels like a good deal.
10. **Revisit at different times of day.** Make sure the property and the neighborhood suits you at all times around the clock.
11. **Trust your gut.** If your inner voice of reason is chattering away, try to figure out what it's telling you.



You hated the home

12. **Identify the issues you didn't like.** Remember them when you visit new listings.
13. **Broaden your horizons.** Expand your search into areas or features you haven't yet considered.
14. **Don't settle.** There's a big difference between making a few small compromises and making a big mistake you'll have to live with for years.



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