



2025
Homeownership Prep
Checklist

Jacinta Martinez, REALTOR®

HOMEOWNERSHIP PREP

Checklist

1. PICTURE YOUR DREAM HOME

- ☐ Identify the number of bedrooms and bathrooms you need.
- ☐ Decide on preferred neighborhoods and commute times.
- ☐ Visit potential areas and note their vibe during *different* times of the day.

2. KNOW YOUR NUMBERS

- ☐ Determine your ideal monthly housing budget (no more than 30–35% of income).
- ☐ Use a [mortgage calculator](#) to estimate costs, including taxes and insurance - check my website.
- ☐ Research property tax rates (typically 1–1.5% of the home's value annually).
- ☐ Estimate homeowners' insurance (\$800–\$1,500 annually).

3. CHECK AND IMPROVE YOUR CREDIT SCORE

- ☐ Check your credit score (aim for 620+; 740+ for the best rates, although you can purchase with a credit score as low as 580).
- ☐ Review your credit report for errors ([AnnualCreditReport.com](#)).
- ☐ Pay down debt to keep credit utilization below 30%.

4. BUILD YOUR SAVINGS SMARTLY

- ☐ Calculate your savings goal for a down payment (3–3.5% of purchase price for most loans).
 - ☐ Save an additional 2–3% of purchase price for closing costs.
 - ☐ Save for home inspection and appraisal (about \$350–\$550 each).
- Set up automatic transfers to build
- ☐ your savings consistently.

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5. RESEARCH HOMES YOU CAN AFFORD

- ☐ Browse my website for homes in your budget.
(www.jacintamartinez.com)
- ☐ Check the property tax section for yearly tax estimates.
- ☐ Create a list of homes you're interested in, noting prices and any HOA fees.

6. PREPARE YOUR PAPERWORK

- ☐ Gather your last 2 months of pay stubs.
- ☐ Collect 3 months of bank statements.
- ☐ Organize the past 2 years of tax returns.
- ☐ Find documentation for any additional income (e.g., bonuses, alimony).

7. CREATE A PERSONALIZED PLAN

- ☐ Set your homeownership timeline (e.g., have X amount saved by..., start touring homes by spring 2025, etc).
- ☐ Break your goals into monthly milestones.
- ☐ Add reminders to your planner or phone to stay on track.

8. SCHEDULE A CONSULTATION

- ☐ Meet with a trusted real estate expert (like me! 😊) to review your goals.
- ☐ Ask questions about the process and local market conditions.
- ☐ Begin building a relationship with a lender to explore loan options.

This image shows a sheet of handwriting practice paper. At the top, there is a header section with a solid top line and a dashed midline. The word "Name:" is written in a cursive font, followed by a blank space for writing. Below the header, there are 15 horizontal lines for writing practice, consisting of a solid top line and a dashed midline. The lines are evenly spaced and extend across the width of the page.



Jacinta Martinez, REALTOR

LET'S CONNECT!

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EDUCATING AND SUPPORTING YOU EVERY STEP OF
THE WAY TO ENSURE EXCEPTIONAL RESULTS.