

BUY FIRST *or* SELL FIRST

In a perfect scenario, the sale of your current home and the purchase of a new one would be flawlessly synchronized: sign two sets of documents, exchange keys, and everything falls into place! However, that level of coordination doesn't always occur.

Navigating the buy-sell balancing act can be challenging (not to mention overwhelming), but with the right strategy and a good agent, it's entirely achievable!

SO, TO ANSWER THE QUESTION, "SHOULD I BUY FIRST OR SELL FIRST?" WE NEED TO REVIEW A FEW FACTORS:

- ① How much equity do you have in your current home?
- ② Have you considered holding your primary residence and turning it into an investment property?
- ③ Would you qualify to carry two mortgages in the interim?
- ④ Does the market support a "Home Sale Contingency"?

From there, we can decide the best option to accomplish your goals, whether it be a subject to sale, bridge loan, home equity loan or line of credit, or a creative loan program.

Subject-to-sale transactions are quite common, but they come with both pros and cons. Whether this approach is right for you really depends on your personal circumstances. While it can be a great option in some cases, it often brings a high level of stress — especially when it comes to coordinating timelines. Aligning the sale of your current home with the purchase of your next can be challenging, and there's always the risk of losing out on a home you love if your property doesn't sell in time.

The current real estate market can be challenging to navigate, but having a solid plan (and a good Agent by your side) can significantly impact your experience and make all the difference!

Buying, selling, or investing?

Contact me today for expert guidance and a free consultation.

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