



Buying Your First Home

A Roadmap for First-Time Homebuyers

Buying a home is an important decision. Choosing an energy efficient home and asking for its HERS® Index Score is a good place to start.

1 Prepare for Home Ownership

- ✓ Build a good credit history and set a budget
- ✓ Research available mortgage options and get a mortgage pre-approval
- ✓ Find out the advantages of owning a HERS rated home vs a non-HERS rated home
- ✓ Take a First-time Homebuyer Education Course to learn the basics about home buying



Homes with low HERS scores cost less to run



2 Find a Real Estate Professional

- ✓ Interview different real estate agents and REALTORS®
- ✓ Look for someone familiar with green and high energy performance homes
- ✓ Make sure they understand the value of the HERS Index Score



Find out how much REALTORS/agents really know about how the HERS Index works



3 Search for the Right Property

- ✓ Tell your REALTOR® / Agent what you're looking for, i.e., homes with low HERS Index scores
- ✓ Check MLS listings for your desired area(s); look for green home options and HERS Index scores
- ✓ Ask to see the property's energy bills; these are a fixed homeownership cost and can impact a home's affordability
- ✓ Create a check sheet that lists pros / cons of each property; make sure to put energy efficient features high on the list



HERS Index Scores can be found on MLS listings



4 Get the Financing

- ✓ Contact your lender to let them know you've found the right property
- ✓ Your lender or attorney will run a title search to ensure the property is free of any legal issues



HERS rated homes enjoy higher resale values



5 Make an Offer

- ✓ Schedule a HERS energy rating with a certified RESNET HERS Rater to get its HERS Index Score (and understand how energy efficient it is)
- ✓ Also schedule a home inspection with a licensed home inspector to find out about any existing issues with the home
- ✓ Ask your REALTOR® / Agent about title insurance and make your offer contingent upon title clearance
- ✓ Place a competitive bid and be prepared to make a counter offer



A HERS Index Score is like a home's MPG label



6 Close the Deal

- ✓ Look into getting homeowner's insurance, including fire and flood
- ✓ Ensure all your original closing documents are kept in a safe place
- ✓ Set your move-in date and start planning your housewarming party!



HERS rated homes deliver better home comfort



Learn More About HERS Rated Homes

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