

# THE INFORMED Home Buyer/Seller™

## Helpful Advice for Making the Right Move

Issue 12

### Getting a Handle on Real Estate *Lingo*

Even if you've purchased a home before, you may still find the terms and acronyms used in the real estate industry a little baffling. What in the world does "4B/2B" mean anyway? Here's a quick list that will help you get a handle on the most common lingo you're likely to come across.

**FP.** Fireplace. It might also indicate type. For example, FP-gas.

**DK.** Deck.

**4B/2B.** The first number refers to bedrooms; the second, bathrooms. So, in this case, there are four bedrooms and two bathrooms. (Sometimes the letters are left out, so you might see "4/2" in a property description.)

**HDW or HWF.** Hardwood floors.

**In-law potential.** This refers to a basement or other section of the house that can be converted into a separate apartment.

**MLS.** Multiple Listing Service. This is a service that provides its members, primarily REALTORS®, with detailed information on all the properties for sale in the area.

**Closing costs.** These are the additional costs that are due from the buyer upon closing and often include lawyers fees, land transfer tax, and other costs.

**AC or A/C.** Air conditioning.

**WD or W/D.** Washer/Dryer.

**Fin W/O.** Finished walkout.

Of course there are many other buzzwords and acronyms you're bound to come across when you shop for a home. Don't be afraid to ask what they mean.

Interested in more tips on how to make your home hunting experience go smoothly? Call today.

### Does Location Really Matter?

You find a beautiful home available on the market, but you're not so sure about the location. Does it really matter all that much? Yes, it does. That's why you'll often hear REALTORS® say, "Location, location, location."

The location of a home you're considering buying will affect you in two ways.

First, it will affect the property's future resale value, especially if the neighborhood is becoming less desirable.

Second, it will affect your lifestyle. If the area doesn't have the features you want — nearby schools and playgrounds, walking trails, proximity to activities that interest you, such as golf or theatre — you probably won't enjoy living there.

A good REALTOR® will help you find the right home in the best location for you.

### Think, Act... Live!

*"Put forth your best. And you've already won."*

*W.A. (Bill) Clennan*

*"The more you are thankful for what you have, the more you will have to be thankful for."*

*Zig Ziglar*

*"The best way to have a good idea is to have lots of ideas."*

*Linus Pauling*