



# 7 Great Benefits of a New Home

Low housing inventory in many areas of the country is causing many buyers to turn their attention to new homes in growing housing developments. Here are some of the benefits of buying a new home:

- 1. The home is tailored to your specifications.** Not only can you customize the paint color and flooring, you may also be able to work with the developer to choose a layout of the home that will maximize its flow to fit your needs.
- 2. You can focus on decorating the home to reflect your style** instead of spending days repainting, updating appliances and installing new flooring.
- 3. Warranty.** Most home builders include a warranty to take care of any repair work that might become necessary in the first year.
- 4. New homes are smart; features include** hard-wired smoke detectors, and can accommodate structured wiring, security systems and your electronics as well as green appliances.
- 5. Building codes require increased energy efficiency** and a tighter-sealed building envelope to keep your home cool in the summer and toasty warm in the winter.
- 6. You're part of a growing community.** Many subdivisions offer amenities that encourage neighbors to connect with one another, from common areas to organized block parties.
- 7. You may be able to get a better deal.** Home building companies may be more open to negotiating a deal, and may offer other perks if the home is financed through their own mortgage company.