

Homebuying Wish List: Define Your Wants & Must-Haves

For prospective homebuyers, it's essential to identify your "must-haves" versus "would-likes" before you start searching for a home. Distinguishing between what you truly need and what you merely want can streamline your home search and help manage expectations. Making a clear list of priorities will also help your real estate agent quickly find homes that match your criteria.

Basic Requirements

Start with the fundamental parameters of your new home – the type of home you prefer and the minimum size you need. Consider how many bedrooms and bathrooms you must have versus how many you would ideally like, as well as any particular home style or location preferences.

Home Type: ☐ Single-Family ☐ Townhouse ☐ Condo ☐ Other: _____
Bedrooms: Must Have _____ / Would Like _____
Bathrooms: Must Have _____ / Would Like _____
Preferred Style: _____ (e.g., Ranch, Colonial – if any)
Preferred Location(s): _____ (areas/neighborhoods of interest)

Property Features

Below are common home features. Mark each as Must Have if you absolutely need it, or Would Like if it's desirable but not essential. (Leave blank if a feature doesn't matter to you.) Many of these features – from the yard and garage to interior layout – can be prioritized according to your needs

Interior Features:

New or recently built home _____ Must Have ☐ Would Like ☐
 Modern, updated kitchen _____ Must Have ☐ Would Like ☐
 Open-concept living area _____ Must Have ☐ Would Like ☐
 Dedicated home office or study _____ Must Have ☐ Would Like ☐
 Primary bedroom suite (with attached bath) _____ Must Have ☐ Would Like ☐
 Single-story design (no stairs) _____ Must Have ☐ Would Like ☐
 Move-in ready condition (turnkey) _____ Must Have ☐ Would Like ☐

Exterior/Lot Features:

Garage or covered parking (e.g. 2-car garage) _____ Must Have ☐ Would Like ☐
 Large yard or acreage _____ Must Have ☐ Would Like ☐
 Fenced yard (for pets/children) _____ Must Have ☐ Would Like ☐
 Deck or patio for outdoor entertaining _____ Must Have ☐ Would Like ☐
 Swimming pool or hot tub _____ Must Have ☐ Would Like ☐
 Low-maintenance exterior/landscaping _____ Must Have ☐ Would Like ☐
 Quiet street or private lot (privacy from neighbors) _____ Must Have ☐ Would Like ☐

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Location & Lifestyle Preferences

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- Short commute (within ____ minutes to work/school) ____ Must Have ☐ Would Like ☐
- Easy access to public transportation ____ Must Have ☐ Would Like ☐
- Located in a top-rated school district ____ Must Have ☐ Would Like ☐
- Walking distance to shops/restaurants ____ Must Have ☐ Would Like ☐
- Nearby parks or recreational areas ____ Must Have ☐ Would Like ☐
- Community amenities (pool, clubhouse, etc.) ____ Must Have ☐ Would Like ☐
- Quiet, family-friendly neighborhood ____ Must Have ☐ Would Like ☐
- Active, walkable community (city/nightlife) ____ Must Have ☐ Would Like ☐

Top 3 Must-Haves

From all the items above, what are the top three features you absolutely won't compromise on? List your three highest-priority "must-have" items in order of importance:

1. _____
2. _____
3. _____

Additional Notes

Use the space below for any other priorities, concerns, or "wish list" items that didn't fit above. For example, you might note a specific neighborhood or school you have in mind, any accessibility needs, or other personal preferences.
