



## Benefits of Buying a New Home vs. a Resale Home

### New Home Build

- Instant Equity possibility
- Model Homes highly upgraded
- Modern Open floor plans
- Energy Efficiency (Windows etc.)
- Stacked windows stream natural light
- Generous Electrical systems
- Plumbing Modern, efficient
- Many En-suite baths
- High Ceilings 9-10+ feet
- Many Customization Possibilities
- Cut off dates for upgrades
- Home Owners Associations (HOA)
- Probably Mello Roos
- Small lot size (possible zero lot line)
- Probably far from city center
- Issues with Contingency sales
- Probably double move
- Generous parks and open spaces
- Resort style Amenities possible
- Low Maintenance Exteriors
- Builders Warranties
- Hundreds of pages of Contracts
- Landscape design deadlines & Costs

### Resale Homes

- Standard Equity growth
- What you see is what you get
- Compartmentalized rooms
- Poor Energy Efficiency
- Small Windows
- Electrical not up to today's demands
- Copper or (ugh) galvanized pipes?
- Small hall baths
- 8-foot ceilings
- Remodel to customize
- n/a
- May be no HOA
- No Mello Roos or paid off
- Large Lots
- Close to city center
- Contingency sales more common
- Negotiable possession date
- Small neighborhood parks
- Small Clubhouse & Pool?
- High maintenance wood exteriors
- Limited Home Warranty for 1 year
- Relatively short CAR contract
- Modify at your own pace