

2023 Home Buying & Building Guide

Real estate financing options

The decision to buy a home is significant. Real estate is the biggest investment the average person will make in his or her lifetime, which underscores just how significant the home buying decision can be.

The real estate experts at Zillow recently reported that the national median price of a home in the United States is \$272,446. However, since the National Association of Realtors reported a record low housing inventory late in 2020, the average house price has been rising rapidly nationwide. The Federal Reserve Bank of St. Louis estimates the median home sales price at \$374,900, and certain states have much higher prices. WOWA, a real estate and finance technology company, says the average sale price of a home in Canada was \$679,051 in July 2021

Most people do not have \$300,000 to \$600,000 in savings on hand to purchase a home in cash. That means they'll need to rely on financing to pay for their dream homes.

Conventional lending

Conventional lending refers to when a bank or another financial institution loans a home buyer money to buy a home. This is one of the most common ways to fund a home purchase. Personal credit score as well as credit history help determine eligibility and interest rates for conventional loans. Availability of assets as well as income level are some additional determining factors. Conventional loans are traditionally 10-, 15- or 30-year notes and will require a certain percentage as the down payment to secure the loan. The bank will determine the down payment requirement, which is typically

somewhere between 3 and 20 percent.

FHA loan

A Federal Housing Administration loan is issued by an FHA-approved lender. These loans are designed for low-to-moderate-income borrowers, according to the financial guide Investopedia. FHA loans require low-er minimum down payments and lower credit scores than many conventional loans. FHA loans also require mortage insurance up front, plus annually for 11 years or the life of the loan depending on the length of the loan

HELOC

A Home Equity Line of Credit, commonly called a HELOC loan, borrows against the available equity in your home to create a line of credit, much like a credit card. These funds can be used for large expenses or to consolidate higher-interest rate debt on other loans, according to Bank of America. It may be possible to use a HELOC to secure funding to make improvements to a home for those who want to flip it as an investment property.

Private money lenders

Individuals investing in real estate who do not intend to use a property as a primary residence may turn to private money lenders. These investors can tap into capital from personal connections and lend at specified interest rates and payback periods, according to Fortune Builders, a real estate investing resource. Keep in mind the interest rate will likely be higher with a pri-

vate lender than through a conventional lender. The repayment term also will



be shorter.

VA-backed loan

The U.S. Department of Veterans Affairs has a program for acquiring loans through conventional lenders that will be partially guaranteed against loss through the VA. This enables a lender to give better loan terms, such as the option to pay no down payment. Interested parties need to qualify for a Certificate of Eligibility and then work with qualified lenders.

People have several options to finance the purchase of a home. These loans can help make the dream of home ownership a reality. Potential buyers are urged to speak with mortgage professionals or financial planners to consider their options. MM21C520











Interested in how you can get access to pre market homes?

Find out more at: www.PremarketSEIndianaHomes.com

ANGEL BECK 812-621-2855





Home Buying & Building Guide



FLOORING JOE BRANDEL

20 E. Center Street Lawrenceburg, IN 47025 812.537.0619

joe@homeflooringllc.com

GEHRING, INC.

Heating and Cooling • Electrical Residential & Commercial 316 N. Main St.

> Batesville, IN 47006 Ph 812-934-6088

Fax 812-934-5076

Mike Gehring, Tom Gehring

& Jeff Williamson

~An IGSHPA Accredited Loop Installer~



Owner/Operator **OVER 20 YEARS EXPERIENCE** Licensed in Indiana & Kentucky 812-599-9402 We offer free estimates!

JOSH HERRING

9320 E. 1050 N. • Canaan, IN 47224

www.RidgeRunnerPest.com Email: ridgerunnerpest@gmail.com

Termites • Bedbugs • Spiders • Roaches • Ants Mosquitos • Bees • Mice • Other Household Pests

Plaster Patching Stucco Work Dry Wall Repair & Finishing EIFS Repair (Dryvit)

oundation Finishing

812-621-11<u>0</u>2

Plaster & Drywall

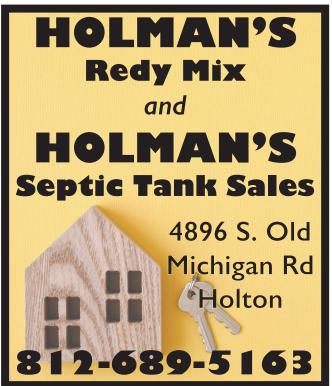
812-654-2656 ericwidener20@gmail.com





(812) 667-6447 6236 S. SR 129, Versailles



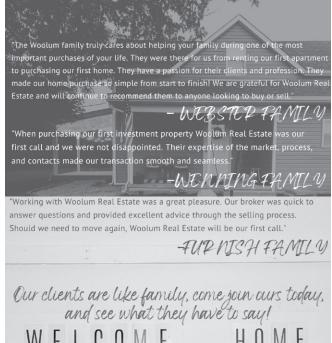


HUMMEL-MEISBERGER INSURANCE

Life • Health • Retirement Auto • Farm • Homeowners • Commercial Michael D. Meisberger, Co-Owner - Agent

P.O. Box 746 • Versailles (812) 689-4840 Fax: (812) 689-5866 Mobile: (812) 871-5746

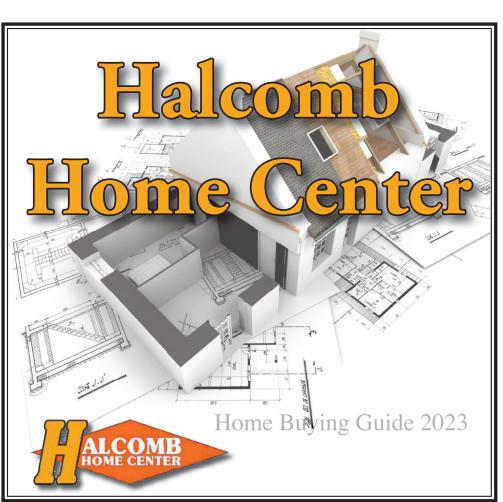


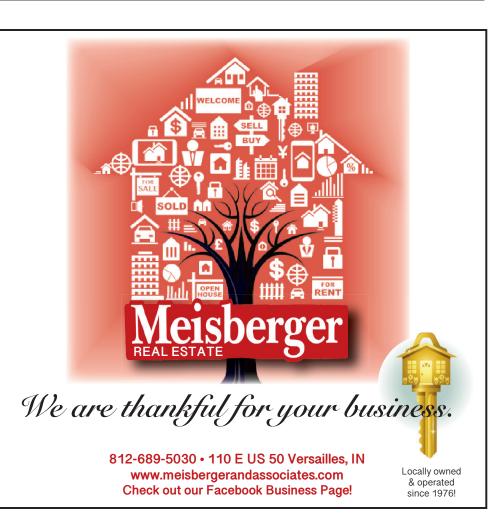


WELCOME



1307 S Adams St Versailles, IN 812.689.3333 woolumrealestate.com









Home Buying & Building Guide

Why excavation is best left to the professionals

When shopping for a home, buyers often try to envision themselves living in a given property. Images of family gatherings and holidays may instantly come to mind, but prospective homeowners also may begin to envision changes they would make to a property if they were eventually to call it home.

Changing an existing structure or building an entirely new home on an empty plot of land can be exciting. Such changes typically require excavation, which is a complicated process that may be necessary for projects big or small.

What is excavation?

Excavation is the process of extracting material from the ground by digging. Earth, rock and other materials may be moved during the excavation process.

Can do-it-yourselfers excavate?

Skilled DIYers who have participated in excavation projects in the past may be able to handle a project on their own. However, it's important that homeowners recognize that excavation is about more than just digging in the ground. It's a complicated process that requires the use of specialized tools and equipment. In addition, a strong understanding of the land that will be excavated is required for the project to be safe and go smoothly.

Why hire an excavation professional?

Even the most skilled DIYer might be better off hiring an excavation professional than going it alone. That's true for a number of reasons.

• Liability: Homeowners who hire a fully licensed and insured professional excavation firm can rest easy knowing that they will not be responsible for any damages or inju-



ries that may occur during the project.

• Permits/requirements:

A professional excavation firm typically files all the necessary paperwork for work permits or can advise which permits homeowners will need to go forward with the project. In addition, professionals will know the local laws regarding building and excavation. For example, homeowners may be unfamiliar with the concept of lateral support, which refers to landowners' right to have their land physically supported in its natural state by ad-

joining land and underground structures. This is an important concept to understand during an excavation project, and professionals can advise homeowners if a project they want to undertake will violate lateral support laws.

• Experience: Perhaps the best reason to work with excavation professionals is their experience. A lack of excavation experience can result in damage to a homeowner's property and surrounding properties, which can prove costly. DIYers may not know the type of soil

they have on their property nor recognize the different types of challenges each type of soil can present during an excavation project. Such knowledge comes with experience and is often invaluable.

Skilled DIYers can tackle many home improvement projects on their own. However, the complex nature of excavation makes these types of projects the kind that are best left to skilled professionals. FH218165



FURNITURE SHOWROOM

557 W. Eads Parkway Lawrenceburg, IN 47025 812.537.0610

Mon 8AM - 8PM Tues, Wed, Thurs 8AM - 5:30PM Fir 8AM - 8PM Sat 8AM - 5PM

www.homefurnitureindiana.com



1321 S Adams St. Versailles (812) 689-6697 ashley@hollandinsagency.com

Auto • Home • Farm • Business Quotes Always Free - Contact Us Today www.hollandinsagency.com

KONRADI INSURANCE SERVICES

Karen Konradi Griffith konradi2@etczone.com

976 SR 46 E. Batesville, IN 812-934-6600

Insurance as simple as 1, 2, 3





Local, Independent, Trusted

Auto, Business, Homeowners, Life Insurance

118 W. Indian Trail, Unit 1, Milan, IN 47031 812-654-2071 • 888-654-2203 office@hsiagency.com Monday-Friday 8:00 a.m. to 4:30 p.m. Saturday by Appointment Only

www.hummelinsurance-milan.com

283 State Road 129, Batesville • 812-934-3351 www.lakerelectricandplumbingbatesville.com **HUMMEL WINTERS** INSURANCE Hummel Insurance Group member

Tudor Square Realty team will guide you through your real estate needs. Buying, selling or needing a market value, give us a call.



812-212-1300



812-212-1199



Nancy Mullen 812-614-2308



Eric Bingaman 812-614-0766



Matt Linkel 812-212-0492



Collin Parcell 812-363-5410



812-498-2779



118 SR 46E Batesville, IN 47006 812-932-8500 Tudorsquare.com





Serving Jefferson, Ripley, & Dearborn Counties



Ruoff MORTGAGE

Kyla Henry Senior Loan Officer NMLS: 809195 812.584.3348 kyla.henry@ruoff.com ruoff.com/kylahenry



P.O. Box 196 712 South Buckeye Street Osgood, IN 47037

(812) 689-4111 (800) 737-4111 (812) 689-6987 www.seiremc.com



ELECTRIC SERVICES

New Service Service Transfer Service Upgrade **Outdoor Lighting** Rebate Programs Home Energy Audits Generac Generator Program **FIBER OPTIC SERVICES**



SEI FIBER