

8. Not Planning for Family Needs

Prepare in advance for the needs of your family. Transfer prescriptions as well as medical and school records. Ask your company if they offer job placement programs for spouses. Find a local church, community groups, sports teams, and social clubs to join. Help family members settle in by finding ways to meet neighbors and interact with others in the community.



9. Buying with No Exit Strategy

See your new home purchase as the major investment that it is. Research the area thoroughly before buying. Learn the value of area homes and their average rate of appreciation by researching recent sales and tax records. Real estate investors agree that profit is made at the purchase, not the sale. This means that buying for the right price is just as important, if not more, than selling for the right price. Perform your due diligence before buying to make an educated and informed investment.

10. Not Partnering with a Relocation Specialist

By consulting a professional that specializes in relocations, you free yourself up to focus on your family and the new position. Relocation specialists are valuable assets on both ends of the move. Listing agents can help you get top dollar for your home and even recommend reliable movers, while a buyer's

agent can be there to welcome you and your family to the new city and help familiarize you with all the area has to offer. Many relocation experts offer neighborhood packets that contain helpful information on utilities, local storage facilities, area businesses, churches, schools, and government offices.



Sasha Miletic, Broker

REMAX Preferred Realty Ltd., Brokerage
Independently Owned and Operated

6505 Tecumseh Road East
Windsor, Ontario N8T 1E7
519.962.9150 (direct)
519.944.5955 (office)
519.790.0110 (fax)
info@SashaMiletic.com

For a *FREE* Over-The-Net Home Evaluation, visit:
www.SashaMiletic.com

Not intended to solicit property currently listed for sale.

Copyright © 2010 by Sasha Miletic all rights reserved. Reproducing any part of this report without obtaining written permission from Sasha Miletic is strictly prohibited.

RELOCATING?



Avoid These Top 10 Mistakes

Relocating? *Avoid These Top 10 Mistakes*

You've finally landed that big promotion. The only thing is, it requires a move. Relocating doesn't have to be a nightmare and it doesn't have to drain your wallet either. By knowing the top ten mistakes of transferees, you can navigate your relocation with savvy.

1. **Accepting the Job Before Getting All the Facts**

Before accepting the promotion, make sure the opportunity truly is a good one by doing a little homework. Research the cost of living in the new city as well as housing prices. Don't forget to calculate utilities and average usage. Extreme climates can bring a variety of unexpected expenses.

Don't overlook transportation either. Car insurance can be a big shock if you are moving to a major city with high crime and dangerous roads. If you are currently living in a pedestrian friendly city, will you need to purchase a vehicle to get around the new city? Will your income tax increase? If you're relocating to a new country, have you calculated the exchange rate and the cost of immigration? Consider everything, big and small. Research salaries in the new location to make sure the salary they are offering is competitive.

2. **Not Negotiating a Better Relocation Package**

Read your relocation package carefully to make sure it is competitive. Don't be afraid to ask for more allowances. Many packages offer the following:

- ✓ Vehicle Transport
- ✓ Total moving service, including full pack and unpack
- ✓ Transportation and lodging
- ✓ Storage
- ✓ Lease buy-out
- ✓ Home sale services (often covering marketing expenses, fees, and commissions)
- ✓ House hunting trip for you and spouse
- ✓ Mortgage assistance (this could include paying for closing costs, buying down your interest rate, and even fronting the down-payment)

3. **Not Understanding the Terms of Your Relocation Package**

Be clear on how the company will cover your relocation expenses. Will a lump sum be given up front, or will they reimburse expenses after the move? What is the reimbursement process and how long does it typically take? Do certain companies have to be used or are you free to choose your own mover and real estate agent?

4. **Neglecting to Clear the Move with Your Family**

If you have children and/or a spouse, this move is not just about you. Involve everyone in all major relocation decisions and be understanding if not everyone is as thrilled as you.

5. **Mismanaging Your Move**

Before entrusting all of your earthly possessions to a stranger, do your research

and put some safeguards in place. Ask the company for recommendations of movers they have worked with in the past. Look them up online to see what other consumers are saying about them. Have complaints been filed against them? Are they bonded and insured? Take an inventory of all belongings before packing them up. Catalogue and photograph all valuables, and insure precious items like antiques, art and jewelry. Carry insurance policies and inventory with you during the move.

6. **Know Your New Market Before Shopping for a New House**

Research local taxes, housing prices, acceptable negotiation practices, deed restrictions, and plans for expansion and commercial development. All of these things will have an effect on where and how much you purchase. If you have children, research schools and crime rates thoroughly. Laws may prevent your agent from providing this information, so you'll need to find it yourself. Once you have found a place you like, enter the address into the sex offenders registry before making an offer.

7. **Shopping Before Being Pre-Approved for a Mortgage**

Serious sellers will not entertain offers from a buyer that has not been pre-approved for a mortgage. If the pre-approval takes time, you could lose the house to another buyer. Also, you cannot be certain of price range until a mortgage lender has analyzed your finances. Save time and face by getting the pre-approval first.

