

# COLORADO CUSTOM HOME BUILDING CHECKLIST

Building a custom home can be a chore, but it can also be one of your most memorable experiences that can reap dividends for a lifetime. Now is the time to get your plans in order to clearly pursue your goals.

1. Before looking for land and planning your dream home, there is one important step to take. Your first step is to **get pre-approved for a mortgage**. If you start looking for land before preapproval from a bank you might be wasting your time looking for something above your budget, or below your purchase potential. Visit your preferred bank(s) and start the process before you go too far down the rabbit hole.

Preapproved mortgage amount: \_\_\_\_\_ / 4\* = \_\_\_\_\_ (land budget)

\*Use the 4 to 1 ratio to figure out your maximum land budget. Divide your pre-approval amount by four (4) to find out the max amount you can spend on land.

2. Decide the size of home you are looking for. What are the number of beds, baths, and other amenities you want? After getting a handle on your program **estimate your desired square footage** (S.F.).

#### CHECK ONE

- 1,200 S.F. - 1,800 S.F. Starter home
- 1,800 S.F. - 2,800 S.F. Ideal home
- 2,800 S.F. - 5,000 S.F. Dream home
- 5,000 S.F. + Mansion

3. Know your budget. Match your home size with your desired finish level.

#### CHECK ONE

- \$200/S.F. Budget, builders style home.
- \$250/S.F. Standard, off the shelf features.
- \$300/S.F. Upgraded finishes possible "Green" features.
- \$400 + /S.F. Custom finishes plus "Green" features

#### Check your budget.

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_  
S.F. Price / S.F. Total Building cost (does this fit within the 4:1 ratio?)

4. Now that you know your math, **gather your team**. Find a reliable real estate agent who can navigate you through the options and give you the best advice on location and price. Then find a designer that can fit your needs with the reality of building, that knows how to provide the most bang for your buck, and can manifest your dreams into reality. Contact F9Productions. Com/contact. Your local custom home designers.

Reach out to us at [akg@f9productions.com](mailto:akg@f9productions.com)