



HOME BUILDERS ASSOCIATION
of Dayton

Something Old, Something New

By Greg Vreeland, President
Home Builders Association of Dayton

If you're not into raking leaves this weekend, the Home Builders Association of Dayton has a couple of more exciting things for you to do.

Should you want to take a quick trip back in time, this is the final day for the 2007 Rehabarama in Historic South Park. The free show runs through 8:00 pm tonight and features ten beautifully restored homes from quaint cottages to grand Victorians. The Dayton Society of Interior Designers has furnished and decorated many of the homes.

To get to Historic South Park Rehabarama, enter on Park Drive, west off Wayne Avenue, just north of Wyoming Street. Look for the gazebo. Follow the signs to the free parking areas located within the neighborhood. Tickets can be found at the tent in Blommel Park. Hurry, today's the last day to see these magnificent homes!

If taking a drive on this beautiful Sunday interests you more, take a tour of 62 outstanding new homes in the Home Builders Association's annual Fall Parade of Homes that started this weekend. The tour will also be open next weekend, October 27th and 28th.

This year's Parade of Homes, which is absolutely free to the public, features 62 new single-family homes of every type, from Indian Lake to Springboro – ranch, two-story, walk-out, empty-nester – priced from under \$200,000 to over \$1,000,000.

Many of the houses are furnished, most are decorated, and almost all are ready for move-in the day after you sign on the bottom line!

The Parade tabloid was included in your October 18th issue of the Dayton Daily News, along with a Parade home locator map found in today's Real Estate Plus that you can use to plan your tour.

The Fall Parade is the very best way to get a good feel for the types of new homes available throughout the Miami Valley.

There are, however, some things you can do to maximize the value of your participation.

Be realistic about your budget. While you can get very good ideas from all the Parade Homes, it makes sense to focus on those that are within your price range. Use the mortgage calculator in Real Estate Plus or in this week's Parade tabloid to figure out just how much house you can afford. Better yet, consult with a member of the Dayton Mortgage Bankers Association. He or she can advise you on down-payment requirements and mortgage financing options.

Think about your future. Whatever your age, give some thought to what you expect your circumstances and lifestyle to be in the next five to ten years. If you are in your 50s and plan to make your next home purchase your last, will trudging up a long flight of stairs seven or eight times a day make sense once you get into your 60s and 70s? If not, perhaps you should consider a ranch home.

If you have elderly parents, is there a good chance one or more of them will be living with you in the near future? If the answer is "yes," this obviously should have an impact on the kind of home you purchase.

Ask questions. Parade home builders or their representatives will be staffing their houses during Parade hours, so don't be afraid to approach them with any and all of your questions – about costs, other locations they are building in, the cost of upgrades, financing options, etc. They will be more than glad to help you make the most out of this year's Fall Parade of Homes.

Fall Parade of Homes

Dates: October 21st, 27th and 28th

Location: All across the Miami Valley
(Use the tabloid in the October 18th edition of the Dayton Daily News to plan your Tour)

Cost: FREE

Hours: 12noon to 5:00pm