



HOME BUILDERS ASSOCIATION
of Dayton

The Fall Parade: 62 Good Reasons to Get Out of the House

By Greg Vreeland, President
Home Builders Association of Dayton

Looking for a great reason to get out the house this afternoon?

There are 62 of them at locations across the Miami Valley. That's precisely the number of new homes included in the 2007 Fall Parade of Homes sponsored by the Home Builders Association. You better hurry, as today is the last day to see these beautiful homes on this tour.

Each of these new homes, fully furnished, is open from 1-5 pm today. And because you haven't given up on the Bengals and because it is sooooo difficult to actually watch them play, it may be best if you drive around the Parade Tour and just listen in between homes. That way you can catch the few highlights on the replays later.

We think you will be very pleased with the homes on display.

No matter what your budget, no matter where you work, no matter where you want the kids to go to school – you should be able to find a Parade home that makes good sense for you and your family.

Since so many homes are on display, it makes sense to plan carefully for your tour. The best approach is to refer to the Fall Parade tabloid in the October 18 issue of the *Dayton Daily News*. There is a photograph of each house, along with specific information on features, the community where each home is located, price range and other information.

If you misplaced the tabloid, use the Fall Parade locator map that is included in today's Real Estate Plus to plan your tour.

All of the Parade Homes, of course, will provide you with great ideas for decorating, floor plans, fixtures and finishes.

But if you are seriously in the market for a new home – or soon will be – (and you should be, because as a long-term investment, homeownership is STILL one of the best

investments for individual households) it makes best sense to arrange your tour based on location and price.

Builders and/or their representatives will be staffing Parade Homes during all Parade hours, so make certain you come prepared with the questions that are important to you.

Discuss in advance with your family the tradeoffs you are willing to make. For example, are you willing to “pay more for less house” if that enables your children to attend great public schools? Are you willing to forego a sunroom in order to purchase a series of flooring, fixture and cabinet upgrades for your kitchen and bathrooms?

Also remember that many of the Parade builders are building new homes throughout the Miami Valley. If you see a model that you really like, but prefer a different location, ask the builder if he or she is building comparable product in locations more to your liking.

If you already own a building lot, bring your site plan with you (if you have one). Many builders are prepared to build on your lot and will be more than pleased to work with you.

Finally, don't let your eyes get bigger than your budget!

Preparation is the key to a successful Fall Parade tour. Plan carefully, and you will still be able to get home in time for those 4:00 pm NFL games!

Fall Parade of Homes

Dates: TODAY – Final Day!

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