



HOME BUILDERS ASSOCIATION
of Dayton

Great time to take in a Parade

By Jenny Diorio, President
Home Builders Association of Dayton

If you're not painstakingly transforming your yard into a potential cover shot for Better Homes and Gardens this weekend, the Home Builders Association of Dayton has something you may find much more exciting and without the soreness the next morning.

If simply taking a drive this weekend interests you more than spreading your mulch, then you can tour 54 outstanding new homes in the Home Builders Association's annual Spring Parade of Homes that started this weekend. The tour will also be open next weekend, April 26th and 27th.

This year's Parade of Homes, which is absolutely free to the public, features 54 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 nearly \$1.0 million.

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 information was included in your April 17th Home Building Plus section 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 Spring Parade is the very best way to get a good feel for the types of new homes available throughout the Dayton region.

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 information 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 Spring Parade of Homes.

Spring Parade of Homes

Dates: Weekends of April 19th & 20th and 26th & 27th

Location: All across the Dayton Area
(Use the Home Building Plus section in the April 17th edition of the Dayton Daily News to plan your Tour)

Cost: FREE

Hours: 12noon to 5:00pm