



HOME BUILDERS ASSOCIATION
of Dayton

No Better Time to Look and Buy!!

By Marty Coates, President
Home Builders Association of Dayton

If you're not preparing for a graduation celebration or planning the summer excursion this weekend, the Home Builders Associations of Dayton and Miami County have something you may find much more exciting and without all the stress. The two local Home Builders Associations are teaming up to showcase the quality and craftsmanship of their nearly 650 HBA members.

If simply taking a drive this weekend interests you more than coordinating caterers, then you can tour over 50 outstanding new homes in the Home Builders Association's annual Spring Parade of Homes that takes place next weekend May 16 & 17.

This year's Parade of Homes, which is absolutely free to the public, features 56 new homes and condominiums of every type – ranch, two-story, walk-out, empty-nester – priced from \$175,000 to over \$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 featured homes are scattered throughout many wonderful locations from Indian Lake to Germantown, with all points in between such as Troy, Tipp City, Clayton, Beavercreek, Bellbrook, Centerville and Springboro plus many more!

The Parade information was included in your May 16th 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. New this year is an expanded photo gallery of the homes found on www.daytondailynews.com

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.

2009 Spring Parade of Homes

Dates: The weekends of May 16 & 17

Location: All across the Dayton Area from Indian Lake to Germantown
(Use the Home Building Plus section in the May 16th edition of the Dayton Daily News to plan your Tour)

Cost: FREE

Hours: 1 pm to 6 pm