

Homebuying Wants vs. Needs

Sort your must-haves from the features you would enjoy, then use your priorities to guide your search. Needs are essentials for your household. Wants are preferences you may be willing to trade off.

NEEDS

Must-haves

Check what matters to you. Add your own below.

- ☐ Monthly payment that fits my budget
- ☐ Location or commute requirement
- ☐ Minimum bedrooms: _____
- ☐ Minimum bathrooms: _____
- ☐ Home type: _____
- ☐ Accessibility or layout requirement
- ☐ Space for my household or pets
- ☐ Parking or storage requirement
- ☐ Condition or repair limits
- ☐ Other: _____

WANTS

Nice-to-haves

Check what matters to you. Add your own below.

- ☐ Updated kitchen or bathrooms
- ☐ Extra bedroom, office, or flex space
- ☐ Yard, patio, or outdoor area
- ☐ Garage or extra parking
- ☐ Open layout or larger rooms
- ☐ Newer finishes or appliances
- ☐ View, natural light, or fireplace
- ☐ Walkability or nearby amenities
- ☐ Extra storage or room to grow
- ☐ Other: _____

My priorities

Write your top priorities before comparing homes.

My top 3 needs

1. _____
2. _____
3. _____

My top 3 wants

1. _____
2. _____
3. _____

A helpful trade-off question

If a home meets my needs but misses a want, would I still be happy living there?

Confirm your target price and estimated monthly payment with your Evergreen Home Loans loan officer.