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**Husro tools as  
communication probe**



Unsure about your decisions ?

## Bring Husro tools and talk to your family & friends



If you want to get some advice from family and friends for decision making, you could use these templates as references to help others quickly understand context and make your discussion more rational and well-founded.



# Tools for home hunting



# Needs & Wants Checklist

The 'Needs & Wants checklist' is designed as a framework to help you unpack the thoughts you have about your next home, so you might identify use it as a guideline to assist your home hunting journey later on. Filling in this checklist would help you prioritise your thoughts, thus it will be easier to nudge your expectations to fit your budget later.

## Basic requirements

Price range

Location

Space

Floor

Ownership

☐ Aksje ☐ Andel ☐ Eier

Bedroom

☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4+

kitchen types

☐ Eat-in kitchen ☐ Open kitchen ☐ Don't care

Bathroom

☐ 1 ☐ 2 ☐ 3+

## Features & nearby

## -Nearby

## -Features

Gardens	Balcony	Parking space
Elevator	Fireplace	Sunlight
Nice view		

## Nice to have (Wants)

[illegible][illegible]

# Quick comparison template

This template offers an overview on several key indicators to help you briefly compare different properties.

\*On the 'Needs' and 'Wants' column, refer it back to your 'Needs & wants checklist' and mark down how much of the features this property meets and write down the score, so you could have a quick comparison on all properties against your dream home.

[illegible]



# Tools for home viewing





# VISING PREPARATION KIT

### What is preparation kit?

Vising preparation kit is a framework for you to make notes on important information about the property and make an informed decision based on comprehensive evaluation.

### When to use it?



#### Before viewing

Fill in the template and prepare for home viewing



#### In home viewing

Base on the notes and contents in templates to examine property

## Templates in preparation kit

### 01 Basic information & Impression

This template is for you to collect basic information about this property. Think about what you like and don't like about the property, and remind yourself how important that is to you.

#### Let's try this template

##### - List basic information & write down first impression

List all basic information about the property, everything you like and don't like based on your first impression. Then refer back to 'Needs & wants checklist' to reflect on upon the things you have listed out.

### 02 Condition report walkthrough

This template is a guide for you to read through the most important part of the prospectus and extract key information to evaluate the risks in the property - such as the conditions of bathroom, kitchen, electrical system, plumbing which would be costly to replace or repair.

#### Let's try this template

##### - Extract key information from prospectus

**Before vising:** Read condition report and list all potential risks you found important or serious according to the template framework. If you got any questions, note them down to ask the host later.

**During vising:** Bring this template with you and pay attention to the risky areas you note down, you can ask questions to the host to get more information about the property.

### 03 Cost overview

This template gathers all cost related information, including essential and potential hidden costs, plus potential value of this property due to development in the neighbouring area. This information can give you an overview to evaluate if this is a good deal for you in both short-term and long-term.

#### Let's try this template

##### - Gather all information related to funds

Read prospectus carefully, and extract related information to fill in the template, use this template to evaluate and think from cost and investment perspective.

# Basic information & impression

## Basic Information

Location

Price

Ownership

☐

Aksje

☐

Andel

☐

Eier

Energy level

## Impression

List what you like and what you don't like about this property.

What you like ?

What you don't like ?

Reflect on what you write above and try to reflect upon them: Are these really important? Do they matches what you have in mind in 'Needs & wants Checklist' earlier on? Write down what you like and dislike again based on your reflections.

What you like ?

What you don't like ?

# Condition Report Walkthrough

## Before using this template, you should know...

In the condition report, you can find all potential risks about this property. Pay attention to state degree (TG) and lifetime considerations. While TG is an important indicator of potential risks, it depends on individual cases - for example, it is common for a home built in the 1970s or before to get TG 2 due to age of construction, yet it is not an immediate cost to repair as if it has been well maintained.

- TG 1

Indicates there are weak symptoms
- TG 2

Indicates there are moderate symptoms
- TG 3

There are severe symptoms, including breakdown and total functional failure.

### Bathroom

Noticable risk

Pay attention to TG, especially TG: 2 or TG: 3

Note

You can write down questions and answers here

### Kitchen

Noticable risk

Pay attention to TG, especially TG: 2 or TG: 3

Note

You can write down questions and answers here

### Plumbing (ventilation, heating and sanitation)

Noticable risk

Pay attention to TG, especially TG: 2 or TG: 3

Note

You can write down questions and answers here

# Condition Report Walkthrough

## Electrical system

Noticable risk

Pay attention to TG, especially TG: 2 or TG: 3

Note

You can write down questions and answers here

## Others

Noticable risk

Pay attention to TG, especially TG: 2 or TG: 3

Note

You can write down questions and answers here

After filling this template, it's 100% sure that you are aware of most important information about this property.

You can take this template and ask brokers questions about what you list here.



# Cost overview & Investment value

This template gathers all cost related information, including essential and potential hidden costs, plus potential value of this property due to development in the neighbouring area. This information can give you an overview to evaluate if this is a good deal for you in both short-term and long-term.

## Necessary cost

Asking Price

Om Kostringer

Common cost

## Possible hidden cost

There are some extra and unexpected expenses to watch out for. The most costly part of homeownership typically relates to upkeep and repairs of the roof; the HVAC, plumbing, and electrical systems and so on, you can keep an eye on condition report and find high risk hidden cost

## Investment value

Access to rent

You can check property's ownership or ask brokers

Development & plans in area

You can find information from prospectus or ask brokers



# Tools for bidding

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# Bidding practice sheet

## Important numbers

Asking price

My budget range

## Bidding practice

This table will help you prepare for bidding, write down bids on the table to get the sense of what your strategy would be like so you don't have to do the math later on that day under stress. Make sure you are working from your satisfied limit and working your way back to your first bid.

	Bidding price	Total price (+common debt)	Increase	Note
Starting bid				
Usually people put in their first bid below the asking price, you can always ask others to help you plan this out! You don't have to work on your own.				
Hey pal! Take a deep breath now before you put in this bid and make sure this matches how much this property worth objectively.				
This is my highest bid in my satisfied price range				
When it goes over this it is not worth continuing. Stay calm and make a coffee for yourself, you did great!				
This is my real limit, which is or a little bit more than my budget limit				



# Samples of home-buying-media





## POSSIBLE FRUSTRATIONS

# In home hunting

There are a lot of good apartments, and it costs me a lot of time to compare and research

When I look so many apartments, they start to look same...



Before diving into home hunting, you need to clearly know your needs and wants, and prioritize something you think important to have. When you compare different properties, remember to base on your needs and wants.



**Try Husro quick comparison template**

Waste a lot of time on properties that is not suitable for me

I don't know what can I buy or what I want



It's important to know what you need and want. You can start to think from some basic requirements such as location, price, facility...Then think about your requirements regarding home features, neighbouring areas...



**Try Husro needs & wants checklist**

## POSSIBLE FRUSTRATIONS

## In home viewing



I don't know what to pay attention to and where to look at

I don't know what to ask



Suggestion towards what to look at and what to ask

1. Condition of the property: pay attention to noticeable risk you found from condition report
2. Surrounding area: feel what are the neighbours like and ask for any insight into the neighbourhood
3. Money related: find are there any hidden costs, and make sure the cost for this property.
4. How you feel in property: you can feel how this property look like in current context, and try to ask what will property look like in different context (different season, time...)



**Try Husro  
preparation kit**



The hosts are busy, and I'm embarrassed to ask



You can leave an email or give a call after home viewing. It's better to ask and keep answers in written form, so you will have a written record, if, for example, they make a promise to get something fixed before handover day.

## POSSIBLE FRUSTRATIONS

# In bidding

Should I bid over or not?

Am I paying too much for this property?



You could be really anxious in bidding round. Try to adjust your sitting posture, stretch a little to refresh your mind, then think calmly and rationally what you are going to do.

You can also call your friends or family for advices, but it is up to you to decide if the property is worth it or not when the price hits your limit.



**Try Husro bidding practice sheet**

Losing bid feels like dream flat is shattered

I got several updated call from brokers, and I was convinced to bid more



Don't be pushed by updated call, you need to ask yourself is it reasonable to take advice from realtors now.



There is new home available for sale every week. Take a deep breath, spend some time with your loved ones to relax before going back to home hunting.