



# How to Prepare for a House Hunt When You Have a Home-Based Business

All home buyers are on the hunt for the perfect property. However, people who run a home-based business have to keep far more considerations in mind. You must evaluate potential homes not just for their living spaces, but also for their potential to help you focus, work, and generate income. As a result, you have far more to figure out and a more complicated journey in front of you.

With so much on your plate, it makes good sense to have a trustworthy realtor from [Kish Realty Group](#) at your side. To help you get started, we've created this guide to what you can expect while house hunting for your home-based business.

*The Kish Realty Group guarantees prompt and professional real estate service in the Mid-Willamette Valley area. Phone 503-753-4898 or send a message through this [contact form](#) online.*

## **Start With Your Budget**

All property searches must [begin with a budget](#). If you go into your house hunt without a [set price limit](#), you're asking for trouble. You don't want to fall in love with a house you can't afford only to have to walk away – or worse, wind up stuck in a mortgage you can't truly handle.

Start by talking to your lender about what kind of loan they would recommend for your income level. Be sure to take a look at your total [estimated cost per month](#), which includes far more than just your mortgage payment. You'll also need to cover taxes, utilities, insurance, and possibly more, depending on circumstances.

## Look Into Business Funding

It's worth also asking your mortgage loan officer (MLO) if they can refer you to a lender that can help you apply for small business [grants or loans](#). Mortgage and business lenders are different types of professionals, but one can often refer you to the other; for instance, if you're obtaining a home loan from your bank, ask your MLO to put you in touch with the bank's business loan specialist. In some circumstances, you can use small business funding to cover business-related home expenses for an at-home business. For example, if you buy a property that has space for a workshop but the space needs renovations to suit your needs, those renovations could qualify.

If you want to go this route, it may also make sense to [register your business](#) as an LLC. You can hire a service to do this on your behalf, or you can work with a lawyer and get it done that way. The LLC status lends your business additional legitimacy, which could help you make a better impression on grant and loan applications. Moreover, it separates your business and personal assets, which will be extremely valuable should you [face legal trouble](#) down the line.

## Research Your Market

Once you have a sense of what you can afford, you should start researching your market. You could find the perfect house in this early phase, but don't count on it. Instead, focus on getting a sense of [what types of homes](#) are showing up in your price point. What neighborhoods are they in? How many rooms do they have? What condition are they in? There should be a pretty broad range, but getting a sense for that range empowers you to go in with realistic expectations.

This is also a good time to start jotting down [wants and needs](#) for your property. It might make sense to do two separate lists for this – “life wants/needs” and “work wants/needs.” Although that might feel like a lot to keep track of at first, you must make sure you're not neglecting one list in favor of the other. When everything's in one place, it's easy to inadvertently prioritize one aspect of your property hunt. Keeping the lists separate forces you to evaluate each and be honest with yourself about how any given property stands up.

We hope this guide leaves you feeling confident and ready to get started on your house hunt. With the right prep work – and a Kish Realty Group agent by your side – you can find the perfect property for your home-based business.

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