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The Ultimate Guide for First-Time Homebuyers

Everything You Need to Know Before You Buy
Your First Home in Colorado

- Getting Your Finances in Order
- Choosing a Real Estate Agent
- Offer to Closing — What to Expect
- Understanding Mortgages & Financing
- Finding & Buying Your Home
- Moving Checklist & Glossary

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Table of Contents

Getting Your Financial House in Order 3

- How Much Home Can You Afford?
- Down Payment Basics
- Debt-to-Income Ratio
- Credit Score & Report

Anticipating the Costs of Buying a Home 5

- Upfront & Ongoing Costs
- Homeowners Associations (HOAs)

Financing Your Dream Home 7

- Mortgage Types
- Pre-Qualification vs. Preapproval
- Colorado Loan Programs

Choosing a Real Estate Agent 10

- What Agents Do & Who Pays Them
- Benefits of Working with an Agent

Finding the Perfect Home 12

- Homebuyer's Checklist
- Searching MLS Listings
- What to Watch for During a Showing

The Home Purchase Process 14

- Offer Through Closing (7 Steps)

Moving Checklists 18

Glossary 20

Getting Your Financial House in Order

Assess your finances before you start house hunting

How Much Home Can You Afford?

Before browsing listings, you need a clear picture of your budget. Use the worksheet below to estimate how much you can comfortably spend on housing each month.

Section 1: Monthly Income	
Total wages / salary / business income	$___________
Investment income (dividends, rental, etc.)	+$___________
Other income (pension, Social Security, etc.)	+$___________
Total Monthly Income	$___________

Section 2: Monthly Non-Housing Expenses	
Car payment(s)	+$___________
Insurance (auto, health, life)	+$___________
Cell phone	+$___________
Credit card minimum payments	+$___________
Childcare / dependent care	+$___________
Student / personal loans	+$___________
Groceries, gas, internet	+$___________
Subscriptions & discretionary	–$___________
	$___________

Section 3: Available Monthly Housing Budget	
Total Monthly Income	–$___________
Total Monthly Non-Housing Expenses	–$___________
Available Monthly Housing Budget	$___________

Section 4: Estimated Monthly Housing Costs	
Mortgage payment (principal + interest)	+$___________
Property taxes (avg. 0.5–0.6% of value/yr in CO)	+$___________
Homeowners insurance	+$___________
HOA dues (if applicable)	+$___________
Utilities (electric, gas, water, trash)	+$___________
Maintenance reserve (~1% of price per year)	+$___________
	$___________

If Section 4 exceeds Section 3, revisit your budget — consider a lower purchase price, larger down payment, or trimming discretionary expenses.

Down Payment Basics

A down payment is the upfront cash you contribute toward the purchase price. In Colorado, typical first-time buyer down payments range from 3%–7%, though 20% eliminates private mortgage insurance (PMI).

Loan Type	Min. Down Payment	Notes
FHA	3.5%	Credit score 580+; 10% if score 500–579
Conventional 97	3%	Fannie Mae; PMI required until 20% equity
HomeReady / Home Possible	3%	Income limits apply; education required
VA	0%	Eligible military/veterans only; no PMI
USDA	0%	Rural/eligible areas; income limits apply
Conventional	5–20%	No PMI at 20%; flexible terms

Colorado also has state and local down payment assistance programs through CHFA (Colorado Housing and Finance Authority) that can provide grants or low-interest second loans. Ask your real estate agent for current programs.

Calculating Your Debt-to-Income (DTI) Ratio

Your DTI ratio measures how much of your gross monthly income goes toward debt payments. Lenders use this to gauge risk.

DTI = Total Monthly Debt Payments ÷ Gross Monthly Income

A DTI of 36% or below is considered strong. Most lenders cap at 43–45% (including the projected mortgage payment). FHA loans may allow up to 50% with compensating factors.

Example:

Monthly debts: $600 car + $200 student loan = $800. Gross income: $5,000/mo. Potential mortgage: $1,200/mo. DTI = ($800 + $1,200) ÷ $5,000 = 40%. Workable, but reducing other debts first would help.

Your Credit Score & Report

Your credit score is one of the biggest factors in what interest rate and loan you qualify for. Colorado lenders generally look for:

FICO Score	Mortgage Impact
760+	Best rates available
700–759	Very good rates
660–699	Good rates; some restrictions
620–659	Higher rates; limited options
580–619	FHA possible with 10% down
Below 580	Very limited; work on credit first

Tips to Protect Your Score During the Homebuying Process:

- Do NOT open new credit accounts or take on new debt before closing.
- Make all payments on time — even one late payment can drop your score significantly.
- Pay down credit card balances, but don't close paid-off accounts.
- You can get preapproved by multiple lenders within a 45-day window; FICO treats it as a single inquiry.

> *You're entitled to free credit reports from Experian, Equifax, and TransUnion once per year at annualcreditreport.com (a government-authorized service). Review all three for errors before applying for a mortgage.*

Anticipating the Costs of Buying a Home

Budget for both upfront and ongoing expenses

Upfront Costs

These are one-time costs due at or before closing:

Cost	Typical Range in Colorado	Notes
Earnest money deposit	1%–2% of purchase price	Good-faith deposit; applied to down payment at closing
Down payment	3%–20%	Varies by loan type; see table on previous page
Home inspection	$375–$575	Buyer pays; strongly recommended
Appraisal	$500–$700	Ordered by lender; buyer typically pays
Closing costs	2%–5% of purchase price	Lender fees, title, taxes, insurance, agent commission
Title insurance	~0.5–1% of price	Lender's policy required; owner's policy recommended
Moving expenses	$500–$3,000+	Varies widely by distance and volume

> *Sellers in Colorado sometimes agree to cover a portion of closing costs as part of negotiations — especially in a buyer's market. Your agent can advise on when and how to ask.*

Ongoing Costs

Once you own the home, budget for these recurring expenses:

- **Mortgage payment** — principal + interest. Usually your largest expense.
- **Property taxes** — Colorado's effective property tax rate is among the lowest in the nation (~0.5–0.6% of assessed value per year).
- **Homeowners insurance** — required by lenders; average ~$1,200–$2,000/year in Colorado.
- **Utilities** — gas, electric, water, trash; research averages for specific areas. Denver averages ~$150–$250/month total.
- **Maintenance** — budget ~1% of the home's value per year (e.g., $3,500/yr on a $350,000 home).
- **HOA dues** — $100–$600+/month in communities with associations.
- **PMI** — required if down payment is below 20% on conventional loans; typically 0.5–1.5% of loan amount per year until you reach 20% equity.

> ***Colorado Tax Benefits of Homeownership:*** *You may deduct mortgage interest and property taxes if you itemize federal deductions. Colorado also conforms to the federal mortgage interest deduction, and energy-efficient improvements may qualify for federal tax credits (Energy Efficient Home Improvement Credit, Residential Clean Energy Credit).*

Homeowners Associations (HOAs)

HOAs are common in Colorado condos, townhomes, and many single-family subdivisions. Membership is automatic and mandatory when you buy within an HOA community.

HOA Pros

- Maintains common areas and amenities
- Can help protect/increase property values
- May include services like snow removal, landscaping
- Community pools, fitness centers, trails

HOA Cons

- Monthly/quarterly/annual dues required
- Special assessments for major unexpected costs
- Rules on exterior appearance, rentals, pets, parking
- Fines for non-compliance

> *Before buying, request and carefully review the HOA's financial statements, reserve fund balance, meeting minutes, and CC&Rs; (Covenants, Conditions & Restrictions). Colorado law gives buyers a right to review HOA documents and rescind the contract within a set timeframe.*

Financing Your Dream Home

Mortgages, loan types, and getting preapproved

Common Mortgage Types

Loan Type	Best For	Key Features
Fixed-Rate (FRM)	Most buyers	Rate locked for life of loan (15 or 30 yr); predictable payments
Adjustable-Rate (ARM)	Short-term ownership	Lower initial rate; adjusts after intro period (5/1, 7/1, 10/1)
FHA	Lower credit / small down payment	3.5% down; government-backed; MIP required
Conventional 97	First-time buyers	3% down; cancelable PMI; Fannie Mae-backed
VA	Veterans & active military	0% down; no PMI; excellent rates
USDA	Rural Colorado buyers	0% down; income limits; eligible areas only
HomeReady / Home Possible	Moderate-income buyers	3% down; flexible income sources; education required
Jumbo	High-value properties	Above conforming loan limits (~$806,500 in most CO counties for 2025)

Pre-Qualification vs. Preapproval

Pre-Qualification	Preapproval
• Informal estimate based on self-reported info • Soft credit check — no score impact • Not binding; useful for budgeting • Takes a few minutes to a few hours	• Formal review: income, assets, credit all verified • Hard credit inquiry — minor, temporary score dip • Provides a preapproval letter sellers take seriously • Valid 60–90 days; required before many sellers will consider offers

> ***Colorado tip:*** *In competitive Front Range markets like Denver, Boulder, and Fort Collins, sellers often won't even show their home without a preapproval letter. Getting preapproved before you start shopping gives you a real edge.*

Mortgage Do's and Don'ts

DO:

- ✓ Compare at least 2–3 lenders — rates and fees vary
- ✓ Get preapproved before shopping
- ✓ Understand your ARM's adjustment caps if you go that route
- ✓ Ask about Colorado's CHFA loan programs and down payment assistance
- ✓ Lock your rate when you're comfortable — discuss timing with your lender

DON'T:

- Don't open new credit cards or take on new loans before closing
- Don't change jobs or go self-employed mid-process without talking to your lender
- Don't make large, unexplained deposits into your bank accounts
- Don't buy a car or take on other major debt
- Don't borrow the maximum you're approved for if it strains your budget

Estimated Monthly Payments — 30-Year Fixed Rate

These estimates include principal and interest only. Property taxes, insurance, and HOA dues will add to your actual monthly cost.

Rate \ Price	$300,000	$350,000	$400,000	$450,000	$500,000	$550,000
5.5%	$1,618	$1,888	$2,158	$2,427	$2,697	$2,967
6.0%	$1,709	$1,994	$2,278	$2,563	$2,848	$3,133
6.5%	$1,801	$2,102	$2,402	$2,702	$3,002	$3,303
7.0%	$1,896	$2,212	$2,528	$2,844	$3,160	$3,476
7.5%	$1,993	$2,325	$2,657	$2,989	$3,321	$3,653
8.0%	$2,091	$2,440	$2,788	$3,137	$3,485	$3,834

*Based on 5% down payment. Does not include taxes, insurance, HOA, or PMI.

Choosing a Real Estate Agent

Your advocate from search to closing

What Does a Real Estate Agent Do?

A real estate agent is a licensed professional who guides buyers through every stage of the homebuying process — from searching for a property to signing the closing documents. In Colorado, agents must complete state-required education, pass a licensing exam, and work under a supervising broker.

Find listings	Access to MLS and off-market properties that match your criteria
Schedule showings	Coordinate with listing agents; prepare you for what to look for
Submit offers	Draft, present, and negotiate formal offers — often same day
Guide inspections	Refer trusted inspectors; help interpret results and negotiate repairs
Manage paperwork	Colorado real estate contracts are detailed — your agent ensures accuracy
Coordinate closing	Keeps all parties on timeline; flags issues before they become problems
Advocate for you	Always negotiating in your interest, not the seller's

Who Pays the Agent?

In Colorado, buyer's agent compensation is now negotiated and disclosed up front in a written Buyer Agency Agreement. Traditionally, seller-paid commission covered both agents — but following 2024 NAR settlement changes, buyers should discuss compensation with their agent directly. In many cases, the seller may still agree to cover the buyer's agent fee as part of negotiations.

> ***Important:*** *Colorado requires a written Buyer Agency Agreement before an agent can show you property. This agreement outlines the agent's duties, compensation, and how long it lasts. Read it carefully and ask questions before signing.*

REALTORS® vs. Real Estate Agents

All REALTORS® are licensed agents, but not all agents are REALTORS®. REALTORS® are members of the National Association of REALTORS® (NAR) and are bound by a strict Code of Ethics — an additional layer of accountability that benefits buyers.

Questions to Ask When Choosing an Agent

- How long have you worked in this specific market?
- How many buyers did you represent last year, and how many transactions closed?
- What's your experience with first-time buyers specifically?
- Are you a full-time agent?
- What's your communication style and typical response time?
- Can you provide references from recent buyer clients?
- How do you handle multiple-offer situations?

- Will you personally handle my transaction, or will it be delegated to a team member?

> *Dual agency — when one agent represents both buyer and seller — presents obvious conflicts of interest and is something many experienced buyers avoid. In Colorado, dual agency must be disclosed in writing, and you have the right to work with a separate agent instead.*

Finding the Perfect Home

Search strategies, showings, and red flags

Your Homebuyer's Checklist

Before you browse listings, define what you need vs. what you'd like. Use this to guide your search and conversations with your agent.

Price Range: ____

Target Cities / Neighborhoods: ____

School Districts: ____

Min. Bedrooms: Min. Bathrooms: Sq. Footage: ____

Home Style Preference: (Ranch, 2-story, Townhome, etc.) ____

Feature	Must Have	Would Like	Neutral	Don't Want
Two-car garage				
Fenced yard				
Finished basement				
Main-floor primary suite				
Home office				
Open floor plan				
Fireplace				
Central A/C				
Gated community				
HOA community				
Pool / community rec				
Energy-efficient home				
Walkable neighborhood				
Mountain views				
Cul-de-sac street				
Updated kitchen				
Updated bathrooms				
Hardwood floors				
Walk-in closets				
Covered patio/deck				

Searching MLS Listings

The Multiple Listing Service (MLS) is the primary database of homes for sale, updated in real time. Your agent has full MLS access, but you can also browse on public sites like REColorado, Zillow, and Realtor.com.

Priority Tier	When to Use	Action
High Priority	Checks nearly all your boxes; you'd move fast	Send to agent immediately; schedule showing ASAP
Medium Priority	Promising but missing a few items	Send to agent; schedule when high-priority options are viewed
Low Priority	Uncertain but worth a second look	Keep on your list as backup

What to Watch for During a Showing

Ignore staging, focus on structure. Furniture and decor leave with the seller. Study the walls, floors, windows, and layout.

Look for signs of water damage. Stains on ceilings, musty smells, warped wood, and efflorescence on basement walls are red flags — especially in Colorado's variable climate.

Check functionality. Test lights, faucets, outlets, doors, locks, and windows. Verify water pressure and HVAC operation.

Examine the exterior. Walk the full property. Note roof condition, gutters, siding, grading/drainage away from the foundation, and driveway cracks.

Note Colorado-specific concerns. Look for hail damage on the roof and siding — Colorado is in the nation's "hail alley." Check for radon testing history (Colorado has some of the highest radon levels in the U.S.). Ask about swamp cooler vs. central A/C.

Don't be distracted by cosmetics. Paint colors, outdated fixtures, and carpet can be replaced. Structural or systemic issues cannot be easily fixed.

Be professional. Assume there are security cameras. Avoid expressing how much you love the home — it can hurt your negotiating position.

Red Flags: Consider Walking Away

- Foundation cracks or uneven floors
- Sagging, streaked, or damaged roof shingles (hail is common in CO)
- Visible water stains or mold
- Foggy or cracked windows
- Outdated electrical panel or knob-and-tube wiring
- Signs of termites or pest infestation
- Radon levels above 4 pCi/L without a mitigation system
- Extended time on market with multiple withdrawn offers

The Home Purchase Process

From offer to keys — 7 steps explained

Once you find the right home, here's what to expect. In Colorado, the average timeline from accepted offer to closing is 30–45 days.

1 STEP 1: Make an Offer

Average Timeframe: ~1 Day

Your agent drafts a Colorado Real Estate Commission (CREC) standard contract with your offer price, earnest money amount, requested inspection and due diligence period, closing date, and contingencies. In competitive markets (Denver, Boulder, Fort Collins), offers are often submitted the same day. Colorado contracts also include an Inspection Objection / Resolution process built in.

2 STEP 2: Seller Accepts, Counters, or Rejects

Average Timeframe: 1–3 Days

Sellers typically respond within 48 hours. They may accept, reject, or counter with different terms. Negotiation continues until both parties agree — or one walks away. Once signed by both parties, you're 'under contract.'

3 STEP 3: Earnest Money Deposit

Average Timeframe: 1–3 Days After Acceptance

You'll wire your earnest money to an escrow or title company. In Colorado, typical earnest money is 1%–2% of the purchase price. This deposit demonstrates good faith and is applied toward your down payment at closing. It can be at risk if you back out without a valid contingency.

4 STEP 4: Due Diligence: Inspection Period

Average Timeframe: ~7–10 Days

Colorado's standard contract includes an Inspection Objection deadline. You hire a licensed home inspector (and optionally specialists for sewer, radon, roof, etc.). If issues are found, you can request repairs, ask for a price reduction, or terminate the contract. Radon testing is especially recommended in Colorado — the state has significantly elevated radon levels, particularly along the Front Range.

5 STEP 5: Appraisal

Average Timeframe: ~1–2 Weeks

Your lender orders an appraisal to confirm the home's value supports the loan amount. If the appraisal comes in low, you can renegotiate the price, cover the gap in cash, or walk away under the appraisal contingency. Colorado appraisals typically cost $500–$700.

6 STEP 6: Title Search & Underwriting

Average Timeframe: ~2–3 Weeks

A title company researches the property's ownership history to confirm a clean title and no outstanding liens or legal claims. Simultaneously, your lender's underwriting team verifies all your financial documentation. You'll receive a 'Clear to Close' when both are complete. Colorado law gives buyers a right to review the commitment for title insurance.

7

STEP 7: Closing

Average Timeframe: ~2–3 Hours

You'll review and sign all loan documents, transfer funds for down payment and closing costs, and receive the keys. In Colorado, closings are typically handled by a title company (not an attorney). You'll receive a Closing Disclosure at least 3 days before closing to review all final numbers. Bring a valid ID and any remaining funds via wire transfer (not a personal check for large amounts).

> ***Colorado-Specific:*** *Colorado uses a standardized contract system through the Colorado Real Estate Commission (CREC). Forms are regularly updated and are more buyer-friendly than in many states, with built-in inspection and due diligence periods.*

What Your Agent Does from Offer to Closing

- ✓ Drafts and submits your offer; advises on pricing strategy
- ✓ Tracks all contract deadlines (inspection, appraisal, title, loan commitment)
- ✓ Negotiates inspection objections and repair requests on your behalf
- ✓ Coordinates with lender, title company, and listing agent
- ✓ Reviews closing disclosure for accuracy before closing day
- ✓ Attends closing with you and helps resolve any last-minute issues

Loan Application Checklist

Documents your lender will need

Gather these documents before meeting with lenders to speed up preapproval.

Personal Information

- ✓ Government-issued photo ID (driver's license or passport)
- ✓ Social Security number
- ✓ Two-year residence history (all addresses)
- ✓ Landlord contact information (if renting in past 2 years)

Employment & Income

- ✓ Two years of W-2s and federal tax returns
- ✓ Recent pay stubs (last 30 days)
- ✓ If self-employed: 2 years of business returns + profit/loss statement
- ✓ Documentation of any other income (alimony, rental, Social Security, etc.)

Assets

- ✓ Two months of bank statements (all accounts)
- ✓ Investment/retirement account statements (401k, IRA, brokerage)
- ✓ Gift letter if using down payment gift funds
- ✓ Documentation for any real estate you already own

Liabilities

- ✓ Account statements for all debts (credit cards, auto, student, personal loans)
- ✓ Child support or alimony obligation documentation
- ✓ Any co-signed loan information

> *Always be fully transparent with your lender. Disclose any situations that could affect your finances — divorce proceedings, large upcoming expenses, or recent job changes. Misrepresentations during the mortgage process can result in loan denial or legal consequences.*

Moving Checklists

Stay organized before and after moving day

New Home Address: ____

Move-In Date: _______________________________

Previous Residence To-Dos

- ✓ Set up mail forwarding / change of address with USPS
- ✓ Notify utilities to discontinue service on move-out date
- ✓ Give landlord your new address for deposit return
- ✓ Donate, sell, or trash items you're not taking
- ✓ Pack a bag of essentials for moving day
- ✓ Document condition with timestamped photos
- ✓ Deep clean
- ✓ Check all closets, cabinets, and appliances before leaving
- ✓ Return keys to landlord

New Home To-Dos

- ✓ Transfer utilities to your name before move-in
- ✓ Change locks on all exterior doors
- ✓ Check smoke/CO detector batteries
- ✓ Locate water shutoff, gas shutoff, and circuit breaker
- ✓ Test all appliances, HVAC, faucets, lights
- ✓ Update address with employer, bank, insurance, IRS, DMV
- ✓ Update voter registration (Colorado has easy online process)
- ✓ Schedule security system install if desired
- ✓ Locate appliance manuals and store safely
- ✓ Deep clean before unpacking

Moving Tips for Colorado

- If moving to a higher elevation, budget extra time to acclimate — even simple tasks feel harder at altitude for the first few weeks.
- Colorado's intense sun and hail can damage belongings in an open truck. Use covered storage or move during a mild window (late spring or early fall).
- Book movers early — summer months are extremely busy along the Front Range.
- If you have a few days between closing and move-in, use that time to paint, clean, or make small repairs before furniture arrives.
- Order takeout for your first night — your kitchen will likely still be in boxes.

Parting Thoughts & Key Reminders

Buying your first home is one of the most significant financial decisions you'll ever make. Colorado is an incredible place to own — but it's also a competitive market that rewards buyers who are prepared and informed.

1. Get preapproved first.	In Colorado's market, you won't be taken seriously without it.
2. Know your full budget.	Monthly payment = mortgage + taxes + insurance + HOA + maintenance. Run all the numbers.
3. Understand your loan options.	FHA, Conventional, CHFA programs — the right fit varies by situation.
4. Work with a local expert.	Colorado real estate contracts are unique. Experience matters.
5. Don't skip the inspection.	Even in a competitive market, protect yourself. Especially test for radon in Colorado.
6. Include smart contingencies.	Financing, appraisal, and inspection contingencies protect your earnest money.
7. Don't change your financial profile.	No new debt, no job changes, no large unexplained deposits before closing.
8. Plan for closing costs.	Budget 2%–5% of the purchase price on top of your down payment.
9. Trust the process.	From accepted offer to closing usually takes 30–45 days. It can feel slow — stay patient.
10. Enjoy the moment.	Closing day is a milestone. You've earned it.

Ready to Take the Next Step?

Koby Reed is a dedicated Broker Associate at RE/MAX Alliance with deep knowledge of the Colorado market. Whether you're just starting to explore or ready to make an offer, reach out — the conversation is free and there's no pressure.

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Glossary of Key Terms

Adjustable-Rate Mortgage (ARM)
A mortgage where the interest rate changes periodically after an initial fixed period (e.g., 5/1 ARM = fixed for 5 years, then adjusts annually).

Amortization
The process of paying off a mortgage over time through regular payments of principal and interest. Early payments are mostly interest; later payments mostly principal.

Appraisal
A professional assessment of a property's market value, required by lenders to confirm the purchase price is supported.

Buyer Agency Agreement
A written agreement required in Colorado before an agent can show property. It outlines the agent's duties, how they are compensated, and the agreement's duration.

CC&Rs;
Covenants, Conditions & Restrictions — the rules governing an HOA community that buyers must follow.

CHFA
Colorado Housing and Finance Authority — a state agency offering first-time buyer loans and down payment assistance programs.

Clear to Close
Notice from your lender that underwriting is complete and your loan is approved, meaning you're ready to schedule closing.

Closing Costs
Fees due at closing, including lender fees, title insurance, prepaid taxes and insurance, and agent commission. Typically 2%–5% of the purchase price.

Closing Disclosure
A document provided by your lender at least 3 business days before closing that outlines your final loan terms, monthly payment, and closing costs.

Contingency
A condition in a purchase contract that must be met for the sale to proceed (e.g., financing contingency, inspection contingency, appraisal contingency).

CREC
Colorado Real Estate Commission — the state body that regulates real estate licensees and publishes the standardized contracts used in Colorado transactions.

DTI (Debt-to-Income Ratio)
Your total monthly debt payments divided by your gross monthly income. Most lenders prefer 43% or below, including the projected mortgage payment.

Earnest Money
A good-faith deposit (typically 1%–2% in Colorado) made after contract acceptance, held in escrow and applied to the down payment at closing.

Escrow
A neutral third party (typically a title company in Colorado) that holds funds and documents during the transaction until all conditions are met.

FHA Loan
A mortgage insured by the Federal Housing Administration, requiring as little as 3.5% down. Popular with first-time buyers with moderate credit.

Fixed-Rate Mortgage (FRM)
A mortgage with a constant interest rate for the life of the loan (typically 15 or 30 years). Provides predictable monthly payments.

Homeowners Association (HOA)
An organization that governs a community and collects dues to maintain common areas. Mandatory if your home is within its jurisdiction.

Inspection Objection
A Colorado-specific contract deadline by which the buyer must notify the seller of any inspection concerns and request repairs or concessions.

Jumbo Loan
A mortgage exceeding conforming loan limits (~$806,500 in most Colorado counties for 2025). Typically requires higher credit scores and larger down payments.

MLS (Multiple Listing Service)
A real-time database of homes for sale managed by local associations of agents. REColorado is the primary MLS used along Colorado's Front Range.

PMI (Private Mortgage Insurance)

Required on conventional loans with less than 20% down. Protects the lender if you default. Can be removed once you reach 20% equity.

Preapproval

A formal evaluation by a lender verifying your income, assets, and credit to determine how much they'll lend. Results in a preapproval letter valid for 60–90 days.

Pre-Qualification

An informal estimate of what you may qualify for, based on self-reported information. Not verified and not a commitment to lend.

Radon

A naturally occurring radioactive gas found in soil and rock. Colorado has some of the highest radon concentrations in the U.S. Always test for radon during due diligence.

REALTOR®

A licensed real estate agent who is a member of the National Association of REALTORS® and adheres to a strict Code of Ethics.

Title Insurance

Insurance protecting against defects in a property's title. Lender's title insurance is required; an owner's policy is also recommended.

Underwriting

The lender's process of verifying all financial and personal information to make a final loan approval decision.

VA Loan

A mortgage guaranteed by the U.S. Department of Veterans Affairs. Available to eligible veterans and active military; requires no down payment or PMI.