



YOUR FIRST 12 MONTHS AS A HOMEOWNER

A simple, steady guide for what comes next



Welcome Home

Buying a home is a big win.

But once the keys are in your hand and the boxes are unpacked, a new question sneaks in:

“Now what?”

That’s where this guide comes in.

At Today’s Home, we believe it’s always more than just a house.

This guide is about helping you settle in, stay confident, and build something that lasts.

You’re not meant to figure this out alone.



The Problem

Most homeowners are handed the keys...
...and then left to guess their way through the first year.

Questions pile up:

- What should I do first?
- What really needs attention?
- How do I protect this investment?
- Am I missing something important?

Uncertainty creates stress.

Stress creates costly mistakes.



KEEP
MOVING
FORWARD



Your Guide

With decades of experience, we've seen what works and what homeowners wish they'd known sooner.

This guide walks you through your first 12 months with clarity, confidence, and a plan.

No overwhelm.

No fluff.

Just wise next steps.



The Plan: Your First Year at a Glance

Months 1–3: Settle & Secure

Focus: Stability and peace of mind

- Transfer utilities and update addresses
- File your homestead tax, if applicable
- Review your home warranty and insurance
- Locate shut-off valves and breaker box
- Create a simple home binder or digital folder
- Schedule seasonal maintenance reminders

(Visit our [resource page](#) to download the Today's Home Seasonal Homecare Checklist)

Goal: Feel grounded and in control.



The Plan: Your First Year at a Glance **cont.**

Months 4-6: Understand Your Home

Focus: Awareness and prevention

- Learn your HVAC, plumbing, and electrical basics
- Address small issues before they grow
- Budget for routine maintenance
- Track energy usage and costs
- Get to know your neighborhood and community

Goal: Confidence replaces guesswork.



The Plan: Your First Year at a Glance **cont.**

Months 7–9: Maintain & Improve

Focus: Protection and value

- Complete seasonal maintenance
(See our [Seasonal Homecare Checklist](#) on our Resources Page)
- Review property tax and escrow statements
- Plan small improvements, not impulse projects
- Start a “future upgrades” list
- Revisit your homeowner goals

Goal: Care for your home intentionally.



The Plan: Your First Year at a Glance **cont.**

Months 10–12: Reflect & Plan Ahead

Focus: Long-term vision

- Review equity growth and market changes
- Evaluate how the home fits your lifestyle
- Plan next year's maintenance and savings
(See our vendor page for names and service providers.)
- Discuss future goals with your real estate advisor
- Begin thinking legacy, not just ownership

Goal: Turn ownership into strategy.



Avoid These Common First-Year Mistakes

- Ignoring small maintenance issues
- Over-renovating too soon
- Forgetting to budget for upkeep
- Losing paperwork
- Waiting too long to ask questions

A little guidance early saves a lot later.



The Success Story

The most confident homeowners aren't the ones who know everything.

They're the ones who:

- Ask questions
- Plan ahead
- Treat their home as a long-term asset
- Stay connected to trusted professionals

That's how homes become foundations for stability, wealth, community, and a lasting legacy.



Your Next Best Step

Keep this guide handy.

Revisit it each season.

And remember, you don't have to navigate homeownership alone.

When questions come up, we're here to help.



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