

Baldwin Park

HOME BUYER CHECKLIST

Identify the home and its obligations

Use two or three actual homes. Write unknown when a fact is unconfirmed. A neighborhood name, listing description or home style does not establish ownership, fees or maintenance responsibility.

Property / responsibility	Home A	Home B	Home C
Address / parcel ID			
Ownership type / record source			
Association(s) / applicable service area			
Roof, exterior, grounds: who maintains / pays?			
Insurance: owner vs. association coverage			

Document ledger: save a source and a date, not just an answer

Record needed / home A, B or C	Source / version / date	Who confirms / by when
Governing documents / current fee schedule		
Service-area / condo / coverage obligations		
Approval, permit or other unresolved record		

Ask which documents apply to the exact property. HOA, service-area and condominium obligations may differ. The Urban Orlando CDD is a special-purpose local government, not the residential HOA. Confirm current requirements with each responsible entity.

Baldwin Park Community Network: association and document starting point
City of Orlando: Baldwin Park planning resources and guidelines

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HOME BUYER CHECKLIST

Compare unique monthly costs, not overlapping quotes

Write each estimate, its frequency and its source date. For every line mark I = already included elsewhere, N = not included, or U = unknown. Do not turn an unknown into zero.

Cost input / I, N or U	Home A: \$ / basis	Home B: \$ / basis	Home C: \$ / basis
Loan principal and interest			
New-owner property taxes			
CDD / non-ad valorem charges			
HOA / service-area / condo dues			
Home / flood insurance			
Utilities / upkeep / other unique costs			

OVERLAP CHECK: A CDD assessment may already appear on the annual tax bill or in quoted escrow. Taxes or insurance may already be in a lender payment. Ask the lender / closing team to reconcile the same charges before adding only unique items.

Dated estimates and unresolved assumptions

Home / cost item	Amount / frequency / source / date	Included where? / who confirms
1		
2		
3		

Confirmed unique monthly subtotal: A \$_____ B \$_____ C \$_____

Keep cash to close, deposits, one-time fees and reserves separate. A seller's old tax bill is not your confirmed future bill. Verify buyer-specific assumptions; this is not a loan quote.

Orange County Property Appraiser: address-specific tax estimator
Urban Orlando CDD: current finance and assessment resources

Daniel Wilson | 407-808-9931 | Request a property-specific plan

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HOME BUYER CHECKLIST

Turn a tour into specific pre-offer questions

Separate what you personally observed, what someone reported, and what a qualified source verified. This organizer does not create a contingency or extend a contract deadline.

Home / address / tour date:

Issue / location	Observed on tour	Reported / by whom	Verified / source / date
Roof / exterior / water signs			
Systems / condition / inspection need			
Alterations / permits / final status			
Association / coverage / use question			

Resolve before an offer or by the actual agreed deadline

Priority question / record	Who confirms	Due date / outcome
1		
2		
3		

PLAN YOUR NEXT STEP WITH DANIEL

Send 2-3 public listing links, your general price range and target move date. Ask Daniel to organize the questions before you choose a home.

Do not send account numbers, loan statements or sensitive financial documents through the general contact form. Educational planning only, not legal, tax, lending, insurance, inspection or appraisal advice. No official affiliation or endorsement.

City of Orlando: permitting data and record-lookup starting points

Read the buyer article and use its property-specific next steps