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Upsize for Your Home Business By Avoiding These 3 Mistakes

Your home is one of the biggest investments you will ever make. Not only is it where your loved ones gather, but as a home business owner, it is where you earn your livelihood. If your home no longer accommodates your business, it may be time to upsize.

During the upsizing process, there are a few mistakes to avoid. These tips from [Order in the House](#) will help you stay on track:

Forgoing the Research

While your real estate agent will help you with the research, you need to supply some details. Everyone has must-haves and a [budget](#)—which Money Under 30 explains requires some basic calculations. Your real estate agent will be able to come up with property listings that fit your requirements. Your needs may include features like:

- Number of bedrooms
- Square footage
- Office space
- [Parking](#)
- Outdoor structures

If you're hurting for inspiration, try to look at [staged houses](#) for an idea of how you might set your space up, or connect with a professional for insights into practical home-business solutions.

Sometimes your research will reveal that you need to make compromises. For instance, neighborhoods close to local businesses may have a higher value than you're willing to pay. You may have your eyes on a neighborhood that has zoning laws restricting the commercial use of the property. You may even discover neighborhoods that you never considered that check most or all of the boxes.

As a business, you may also want to consider forming an LLC. When you form an LLC, you have more flexibility and tax advantages to look forward to. Under [some circumstances](#), Upcounsel says you might even be able to purchase a house with your business's funds. If you want to form an LLC, consider a formation service. Formation services can help [ensure](#) that you do not break any state regulations, yet you don't have to foot the expense of an attorney.

Ignoring the Fixer-Upper

Depending on your circumstances, you might not want to count out the fixer-upper. It's uncommon for people to find a house that fits the description of their dream home. What's more, your business requirements might necessitate renovations anyway. If you're willing to look for the positives and to choose a home with good bones as opposed to the perfect turnkey home, you can keep your price down and focus on modeling it to your specifications.

Oftentimes, many problems relating to an as-is home are surface problems, such as bad décor or outdated appliances. In some cases, there are houses with more serious or hazardous issues to look out for. It's a must to understand what you're getting yourself into if you elect to go [this route](#).

If you buy a home "as-is," the seller will not fix any of the issues with the home. Likewise, if you purchase a foreclosure, it is unlikely that previous owners have made necessary repairs. An "as-is" home may have mold or mildew issues, roof leaks, structural issues or pest infestations. One way that you can purchase an "as-is" home confidently is to have an [inspection](#) beforehand. Also, once you move in, if you would like help [setting up](#) the home and/or office, Order in the House can help.

Rushing Into a Decision

Before you settle on a property, get to know the neighborhood and how suitable it is for your business. Evaluate things like whether traffic will impact your ability to conduct daily affairs, or if you will be bothered by noise, and find out how [safe](#) it is. Conversely, check local zoning to see if your choice fits with what is allowed. Try to visit on a couple of different occasions at various times. When you've put in the research and taken time to think about your decision, you can trust your decision.

By no means do you want to choose a house that you'll regret. However, desperation can lead to high offers on properties that you may not love. House hunting can be stressful, but it doesn't have to be. While you may have a vision of finding your dream home right away, the home search takes time, research and deciding what matters the most to you.

When you're ready to sell, turn to [Order in the House](#) for staging that will help you get the right price for your current home!