

# Home Purchase & EMI Safety Checklist

A practical affordability checklist before a home decision becomes a long-term strain

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## When this checklist becomes relevant

Many households ask the wrong first question before buying a house: “Can we pay the EMI?” The better question is whether the full decision is financially stable after the down payment, registration, interiors, maintenance, and the ongoing pressure on savings. This checklist is useful when you are seriously considering a home purchase, comparing loan sizes, or feeling pushed by social pressure to buy before the numbers are truly comfortable. It helps you test whether the purchase is sound, stretched, or premature.

## Check the true entry cost

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- Calculate not only the property value but also stamp duty, registration, interiors, shifting, brokerage, and other setup expenses.
- Confirm whether the down payment will leave the household too thin on liquidity.
- Do not treat every rupee outside the loan amount as a minor one-time inconvenience.

## Test EMI safety against real household cash flow

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- Assess the EMI against net take-home income, not against optimistic future salary expectations.
- Factor in school fees, family support, vehicle costs, recurring insurance premiums, and existing commitments.
- Check whether one temporary income shock would turn the EMI from manageable to stressful.

## See what the home decision does to other priorities

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- Review how the purchase affects retirement saving, children’s goals, and emergency reserves.
- Ask whether the loan tenure is stretching simply to make the monthly number look acceptable.
- Check whether the purchase is being forced by urgency, comparison, or emotion rather than readiness.

## Review buffers and protection

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- Confirm that an emergency buffer survives after the purchase.
- Review whether term insurance and health insurance are adequate for a household taking on a large long-term liability.
- Make sure there is a plan for periodic maintenance and other post-possession costs.

## Take a final decision test

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- Would the purchase still feel comfortable if rates stay high for longer or income growth slows?
- If the answer is unclear, consider whether waiting and strengthening the balance sheet is actually the safer move.
- Do not confuse loan eligibility with true affordability.



### A practical next step

If you would like help reviewing these questions in the context of your own household, you may connect with Koorma Investor Services through [www.koormainvestor.com](http://www.koormainvestor.com) or write to [info@koormainvestor.com](mailto:info@koormainvestor.com)

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