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A FAMILY'S FOUNDATION FOR THE FUTURE ***Choosing a Home that will Suit Your Growing Family***

ST. LOUIS, MO (July 11, 2011) – Change is an inevitable part of life – and a family is no exception. For example, the home that is perfect for newlyweds may feel cramped once children come into the picture. This is the perfect time to take advantage of what is still a buyer's market and look for a home that will suit your growing family. Before you begin your search, consider your family's future to find the home that will meet your needs today and tomorrow.

"Families come in all shapes and sizes today, with adult children moving back home and aging parents needing care," said Jim Dohr, president of Coldwell Banker Gundaker. "While no one can predict the future, it's important to consider what it might look like to live in a particular home for the short and long term."

Here are a few ways to remain focused on the big picture:

- **Room with a view.** Size up bedrooms and bathrooms to determine whether they will offer sufficient space for children who will one day be teenagers with both longer grooming routines and homework. Will they be elbowing each other in the bathrooms? Fighting for study space in the kitchen?
- **Check your timeframe.** How long you plan to stay in a home has a major impact on what the property needs to be. Is this the home where you plan for your toddlers to become teens? Do you expect to have friends and family visiting or possibly living with you one day? Solicit your Realtor's help in narrowing your search down to homes that will meet your family's unique needs.
- **Future planning.** The Federal Reserve's Survey of Consumer Finances has consistently found a huge gap between homeowner wealth and that accumulated by renters. Paying down a mortgage is similar to a long-term savings plan, and real estate has a positive track record of appreciation. Consider what you want your real estate legacy to be.

Coldwell Banker Gundaker, the leading residential real estate brokerage company in St. Louis, operates 23 offices with nearly 2,000 sales associates serving metropolitan St. Louis and east-central Missouri. Coldwell Banker Gundaker is part of NRT LLC, the nation's largest residential real estate brokerage company. NRT, a subsidiary of Realogy Corporation, operates Realogy's company-owned real estate brokerage offices. For more information, please visit www.cb Gundaker.com.

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