



Quick Start

You're looking for a house.

Well, we're excited to help you organize your hunt and empower you to make more informed choices!

In this Quick Start:

- A. Sign-up and Subscribe
- B. List house preferences - Your next house's "must have," "nice to have," and "do not want"
- C. Add a house to your database
- D. List all the houses you added to your database
- E. Sort house list by price, rating, or short list
- F. Review the details of a specific house
- G. Edit or delete an existing house
- H. Manage / Cancel your subscription
- I. End of Quick Start

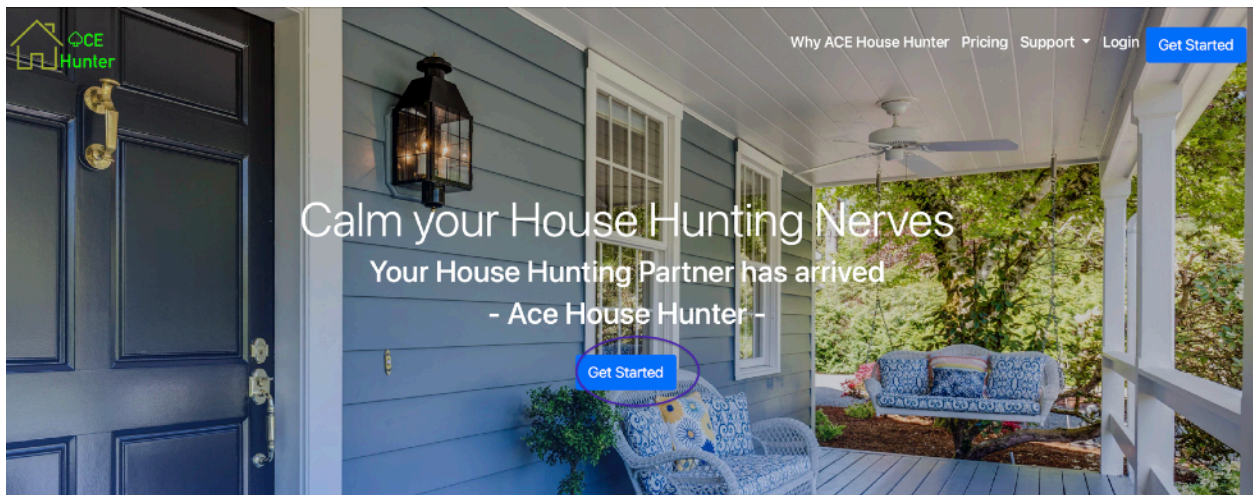


Quick Start

Sign-up and Subscribe

If you haven't yet created a login account and subscribed to Ace House Hunter then follow these instructions. If you have already successfully subscribed, then go to the next section, List House Preferences

From your web browser go to acehousehunter.com. Then click **Get Started**





Quick Start

Enter a valid email address and your desired password.
Click Sign Up.

Sign Up

Already have an account? Then please [sign in](#).

E-mail:

Password:


Password (again):

[Sign Up](#)



Quick Start

Click Subscribe

Logout My Houses

You're almost there...

Let ACE House Hunter calm your nerves and organize your House search!

\$22 per month, cancel anytime


[Subscribe](#) ← Click here

Enter your credit card information, and click **Subscribe**:

Pay with card

Email	simon@marooni.com
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Card information

1234 1234 1234 1234			
MM / YY	CVC		

Name on card

Country or region

United States	▼
ZIP	

Securely save my info for 1-click checkout
Pay faster on Sogel Software and thousands of sites.

Subscribe

By confirming your subscription, you allow Sogel Software to charge your card for this payment and future payments in accordance with their terms. You can always cancel your subscription.



Quick Start

You've successfully subscribed, now click "Go to My Houses" to start



You have successfully subscribed to Ace House Hunter. Thank you!

[Go to My Houses](#)



Quick Start

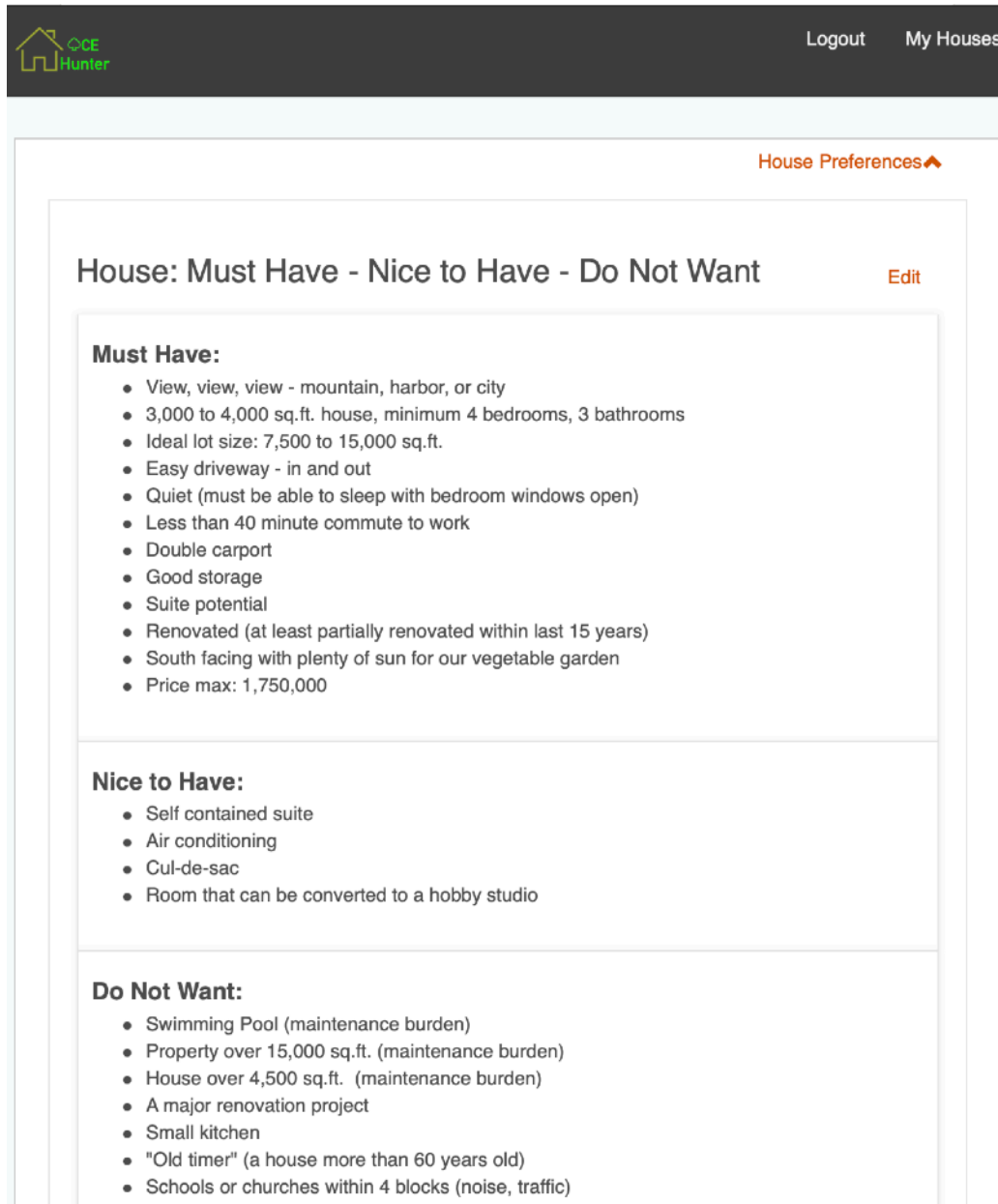
List house preferences - Your next house's "must have," "nice to have," and "do not want"

Part of the successful house hunting process is defining what you want in your next house, and equally important, what you don't want in your next house.

Click "List House Preferences" link.

A screenshot of the ACE House Hunter website interface. The top navigation bar is dark grey with the ACE Hunter logo on the left and "Logout" and "My Houses" on the right. Below the navigation bar, a light blue banner contains a breadcrumb trail: "List House Preferences" with a left-pointing arrow and "click here" text. The main content area has a white background with the ACE House Hunter logo and "Sort" dropdown on the left, and "+ Add House" on the right. Below this is a search bar with a green "Search" button. At the bottom left of the content area, it says "Page 1 of 1."

Enter your “must have,” “nice to have,” and “do not want.”
An example:



The screenshot shows the 'House Preferences' page in the ACE Hunter application. The page has a dark header with the ACE Hunter logo on the left and 'Logout' and 'My Houses' links on the right. The main content area is titled 'House: Must Have - Nice to Have - Do Not Want' with an 'Edit' link. It is divided into three sections: 'Must Have', 'Nice to Have', and 'Do Not Want', each containing a list of preferences.

House Preferences

House: Must Have - Nice to Have - Do Not Want [Edit](#)

Must Have:

- View, view, view - mountain, harbor, or city
- 3,000 to 4,000 sq.ft. house, minimum 4 bedrooms, 3 bathrooms
- Ideal lot size: 7,500 to 15,000 sq.ft.
- Easy driveway - in and out
- Quiet (must be able to sleep with bedroom windows open)
- Less than 40 minute commute to work
- Double carport
- Good storage
- Suite potential
- Renovated (at least partially renovated within last 15 years)
- South facing with plenty of sun for our vegetable garden
- Price max: 1,750,000

Nice to Have:

- Self contained suite
- Air conditioning
- Cul-de-sac
- Room that can be converted to a hobby studio

Do Not Want:

- Swimming Pool (maintenance burden)
- Property over 15,000 sq.ft. (maintenance burden)
- House over 4,500 sq.ft. (maintenance burden)
- A major renovation project
- Small kitchen
- "Old timer" (a house more than 60 years old)
- Schools or churches within 4 blocks (noise, traffic)



Quick Start

Add a house to your database


Click Add House

A screenshot of the ACE House Hunter web application interface. At the top left is the ACE Hunter logo. At the top right are links for "Logout" and "My Houses". The main content area has a header with "ACE House Hunter" and a "Sort" dropdown menu. To the right of the header is a link that says "click here" followed by a right-pointing arrow and "+ Add House". Below the header is a search bar with a "Search" button. At the bottom left of the main content area, it says "Page 1 of 1." In the top right corner of the main content area, there is a link for "House Preferences" with a downward arrow.

Each house record has the following fields:

- House Address
- House Price
- Link to Listing
- House Description and Notes
- House Pros
- House Cons
- Assessment of 22 house related features
- Other Considerations (12 considerations)
- Rate this house (1 to 5 stars)
- Add this house to Shortlist

Enter all property details as desired. The House Address is the only mandatory field. An example:



[Logout](#) [My Houses](#)


Edit

House Address:

House Price:

Link to Listing:

House Description and Notes:




- Very impressive looking 4 bedroom, 3 bathroom house. The house size is 3452 sq.ft., and the lot size is 11,500 sq.ft.
- Totally renovated with high quality materials.
- House has excellent views of the harbor and city. South facing.

Enter **House Pros and Cons.**


An example:

House - Pros

A rich text editor toolbar with icons for bold, italic, underline, strikethrough, link, unlink, list, and text color, along with a font dropdown set to Arial.

- Great views. Nice looking house. South facing, plenty of sun for our garden.
- Good sized house and lot size. Completely renovated 15 years ago.
- Detached double garage and flat driveway, easy in and out. Quiet street.
- Within our price range.

House - Cons

A rich text editor toolbar with icons for bold, italic, underline, strikethrough, link, unlink, list, and text color, along with a font dropdown set to Arial.

- Swimming pool and jacuzzi - would be a maintenance burden.
- The original house was built in 1952 (70 years old).
- The house is one street over from Northland Ave. which is a busy street. I don't think we could sleep with our bedroom windows open at night because of traffic noise.
- Bedrooms are not all on the same floor. Low ceiling height of basement: 7 feet, 1 inch.

Quick Start

Now scroll down to the **Assessment** section and give each house factor a rating.

An example:

Assessment:

	Great	Good	Fair	Poor	N/A
Aesthetic Appeal	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
House Size sq.ft.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Floor Plan/Layout	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Kitchen	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dining Area	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family Area	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living Room	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Master Bedroom	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Master Bathroom	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Bedrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other Bathrooms	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Laundry Room	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Storage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Garage/Carport	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Driveway	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Patio/Balcony	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lot Size sq.ft.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Yard/Garden	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
House Condition	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Price	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Scroll down to “**Other Considerations**” and check yes or no to the questions. An example:

Other Considerations:

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the house get sufficient natural light?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is there adequate street parking?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the house in a flood zone or prone to other natural disasters?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Have you asked why the seller is selling? Understanding why the seller is moving might help you get a better deal on the property.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Do you know how much other homes have sold for in the neighborhood? Knowing the local market will help determine if the seller’s asking price is reasonable.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Do you know how long the house been on the market? The length of time that a house has been on the market may indicate that the price is too high or be a sign that the property has a major issue.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Have you searched the house address in Google Maps, which may reveal additional information on the house property and neighborhood?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Are the houses and gardens in the neighborhood presentable?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is the street / neighborhood quiet? Railroad tracks, airports, fire stations, and highways can all be a source of noise.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Have you scoped out the local schools, cafes, supermarkets, clinics and other services that will be important in your daily routine?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Have you walked the neighborhood to get a feel for the area and the inhabitants?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If you drive or use transit, have you figured out how long your commute to work will be? You might want to give your commute a test run.

Scroll to the bottom of the page.

House Rating:

Give the house your personal rating from 1 to 5 stars, (1 star = poor, 5 stars = excellent)

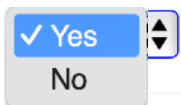
Rate this house (1 to 5 stars):

A dropdown menu for rating a house. The menu is open, showing five options: a single star (*), two stars (**), three stars (***), four stars (****), and five stars (*****). The three stars option is selected, indicated by a checkmark to its left. The dropdown arrow is pointing downwards.

Shortlist:

If you like the house, you may want to add the house to your “shortlist” for further investigation. Select Yes from drop down box to add the house to your “short list”.

Add this house to "Short List":

A dropdown menu for adding a house to a shortlist. The menu is open, showing two options: "Yes" and "No". The "Yes" option is selected, indicated by a checkmark to its left. The dropdown arrow is pointing downwards.

Save your data:

Finally, to save the data you have entered for this house, click Save button at the bottom of the page.

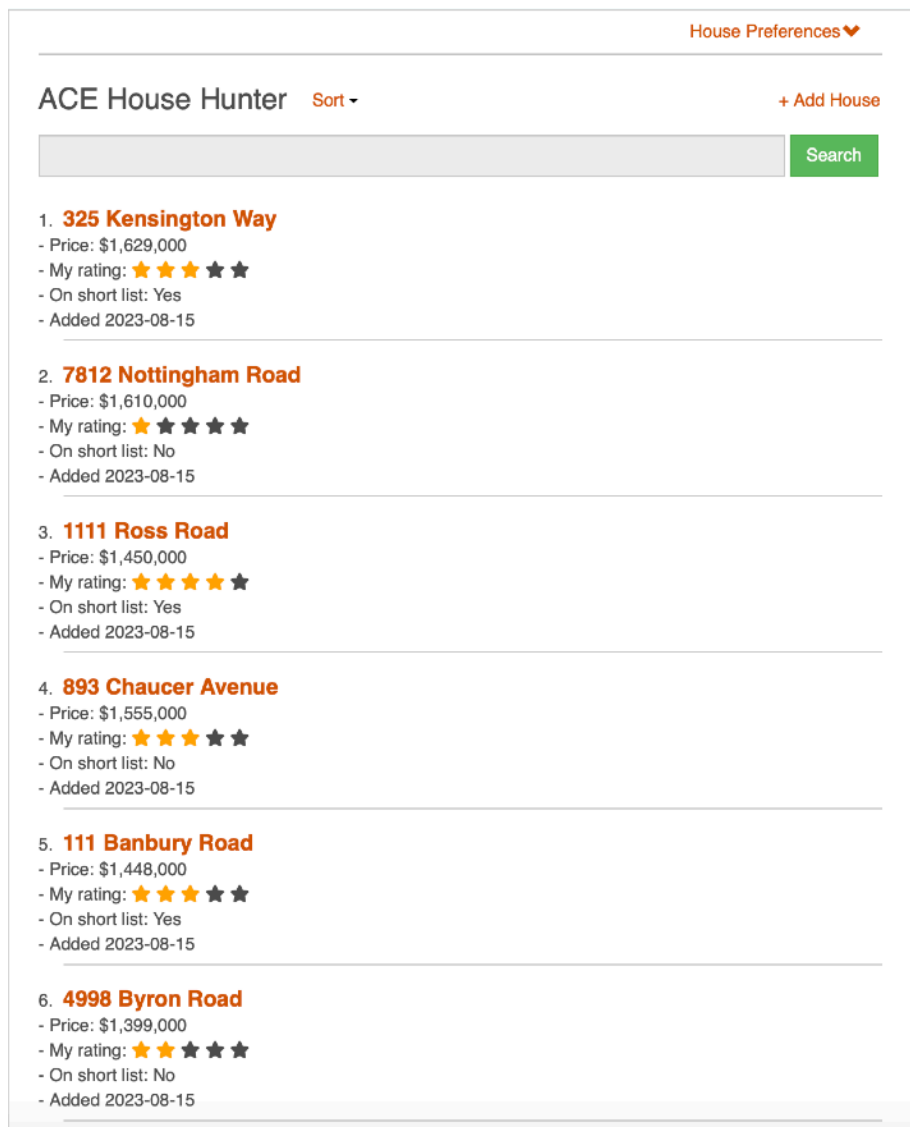
SAVE

List the houses you have added to your database

Click My Houses on the top navigation bar to see a list of the houses in your database.



A list of your houses, as an example:

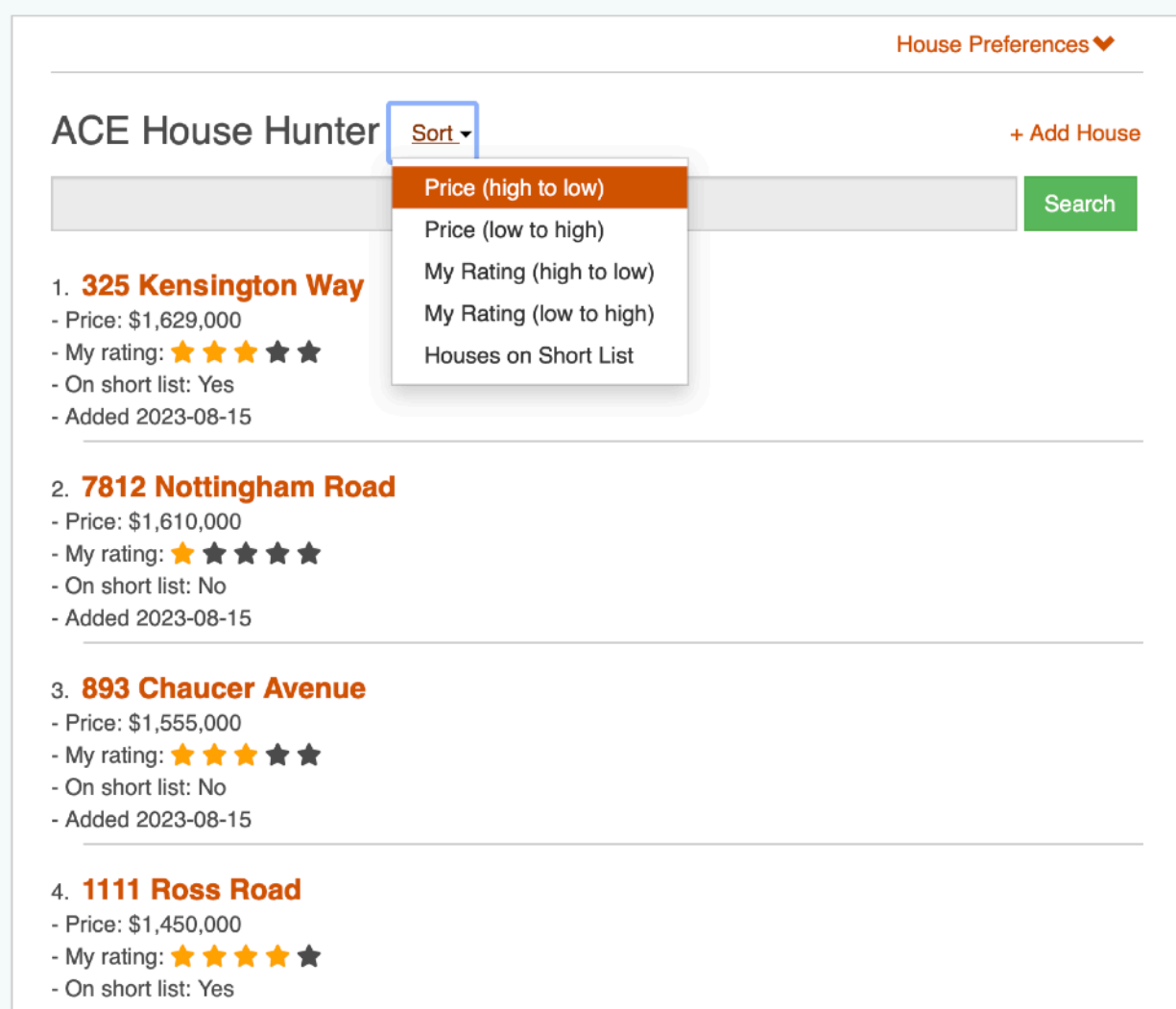


The screenshot shows a list of houses in the ACE House Hunter application. At the top right is a 'House Preferences' link. Below it, the text 'ACE House Hunter' is followed by a 'Sort' dropdown menu and a '+ Add House' button. There is a search bar with a 'Search' button. The list contains six items, each with a number, address, price, rating, short list status, and added date.

Address	Price	My rating	On short list	Added
1. 325 Kensington Way	\$1,629,000	★★★★★	Yes	2023-08-15
2. 7812 Nottingham Road	\$1,610,000	★★★★★	No	2023-08-15
3. 1111 Ross Road	\$1,450,000	★★★★★	Yes	2023-08-15
4. 893 Chaucer Avenue	\$1,555,000	★★★★★	No	2023-08-15
5. 111 Banbury Road	\$1,448,000	★★★★★	Yes	2023-08-15
6. 4998 Byron Road	\$1,399,000	★★★★★	No	2023-08-15

Sort house list by price, rating, or short list

You can sort your list of houses by selecting the “sort” dropdown.



The screenshot shows the ACE House Hunter interface. At the top right, there is a link for "House Preferences" with a dropdown arrow. Below this, the "ACE House Hunter" logo is displayed next to a "Sort" dropdown menu. To the right of the logo is a "+ Add House" button. Below the logo and buttons is a search bar with a "Search" button. The main content area displays a list of houses, each with its address, price, rating, and short list status. The "Sort" dropdown menu is open, showing options: "Price (high to low)", "Price (low to high)", "My Rating (high to low)", "My Rating (low to high)", and "Houses on Short List".

House Preferences ▾


ACE House Hunter **Sort** ▾ + Add House


Search

- 325 Kensington Way**
 - Price: \$1,629,000
 - My rating: ★★☆☆
 - On short list: Yes
 - Added 2023-08-15
- 7812 Nottingham Road**
 - Price: \$1,610,000
 - My rating: ★★☆☆
 - On short list: No
 - Added 2023-08-15
- 893 Chaucer Avenue**
 - Price: \$1,555,000
 - My rating: ★★☆☆
 - On short list: No
 - Added 2023-08-15
- 1111 Ross Road**
 - Price: \$1,450,000
 - My rating: ★★★★★
 - On short list: Yes


To review the details of a specific house


Click the Address, as an example:


House Preferences 


ACE House Hunter Sort  + Add House

Search

1. **325 Kensington Way**  click here


 - Price: \$1,629,000
 - My rating: 
 - On short list: Yes
 - Added 2023-08-15
2. **7812 Nottingham Road**

 - Price: \$1,610,000
 - My rating: 
 - On short list: No
 - Added 2023-08-15
3. **1111 Ross Road**

 - Price: \$1,450,000
 - My rating: 

To edit or delete an existing house

Click edit or delete as appropriate.

House Preferences 


325 Kensington Way Edit Delete

House Price: ↑ ↑
\$1,629,000

Link to Listing:
[325 Kensington Way](#)

House Description and Notes:

- Very impressive looking 4 bedroom, 3 bathroom house. The house size is 3452 sq.ft., and the lot size is 11,500 sq.ft.
- Totally renovated with high quality materials.
- House has excellent views of the harbor and city. South facing.

House - Pros :

- Great views. Nice looking house. South facing, plenty of sun for our garden.
- Good sized house and lot size. Renovated 15 years ago.

Manage / Cancel your subscription

Select Account from the home page.



Select Manage Billing.



Account Panel

Account email:

simon@marooni.com

[Change Account Password](#)

Subscription status: **active**

Subscription: ACE House Hunter - Month to Month

Payment - \$22/month USD

Subscription started from Nov. 29, 2023, 3:22 p.m.

Subscription ends and renews on Dec. 29, 2023, 3:22 p.m.

[Manage billing](#)



Quick Start

End of Quick Start



Quick Start