

# THE HOME BUYING PROCESS

## Phase 1

Meet with mortgage lender to discuss and obtain financial approval.

Discuss your needs and preferences with agent(s) in a buyer consultation.

Select your buyers' agent and sign buyer agency agreement.

Receive customized listing search daily.

## Phase 2

Go shopping! Select and view properties.

When you are interested in a property, review CMA (comparables) with your agent, discuss your motivation & best offer strategy.

Agent will prepare offer for you to sign. Sign in person or e-sign in Dot Loop. EMD deposit \$

Offer may be accepted and/or negotiated.

If accepted, great! We'll move on to Phase 3. If not, we'll return to the first step of Phase 2

## Phase 3

If offer is accepted, the ratified contract will be provided to your mortgage lender asap to discuss locking in mortgage and ask what additional documentation is needed. Provide all items promptly so as to expedite final approval.

Your loan officer will order the appraisal. \$

Select inspectors & conduct inspections. \$

Resolve any home inspection issues. Remove inspection contingencies.

Appraisal complete. Meet any additional financing conditions & receive final loan approval.

Obtain homeowners' insurance. \$

Title company does title search, orders survey & title insurance policy.

## Phase 4

Order utilities. \$

Obtain funds for settlement. Wire funds to Title company or provide a certified check at settlement. \$

Pre-settlement walk-through of property.

## Settlement!

Post-settlement occupancy, if applicable.

**Move-in to YOUR NEW HOME!!!!**

