WHAT TO EXPECT WITH THE HOME BUYING PROCESS

ADVANCE SEARCH:

Not all real estate websites are the same. Your Agent has tools and systems to ensure you see every available home that meets your criteria, including those coming soon.

Discuss the type of home you're looking for, including style, price, and location.

MEET WITH A TRUSTED SPENCER TEAM REAL ESTATE PROFESSIONAL The FUN part! Your Agent will schedule showings and help you find the perfect home!

SEARCH FOR HOMES

THE CONTRACT:

The contract provides an option period which allows you to get an inspection and negotiate any necessary repairs.

Because time is of the essence, schedule your home inspection to be preformed as quickly as possible. The contract will also include a deadline to secure financing.

Once all parties have signed the contract, the earnest \$ and option fee MUST be deposited at the title company, within 3 business days.

IN CONTRACT

At least 3 days prior to closing, you will receive an "estimated closing disclosure", outlining downpayment and closing costs, which requires signature.

FINAL DETAILS



GET PRE-APPROVED

Knowing what you can afford is critical for a successful experience. You will need 2 pay stubs, W2s, & bank statements for your loan application.

MAKE AN OFFER & NEGOTIATIONS

Your Agent will prepare a full contract for you to sign, based on your desired offer price and terms.

It may take a few tries.

DUE DILIGIENCE

Your Lender orders the appraisal. The Title Company orders the survey, if needed. You finalize your financing by staying in touch with your lender. CLOSING

The Title Company acts as an independent 3rd party to facilitate the closing. Once both parties have signed, funds and ownership will be transferred.

PRE-APPROVAL WITH A TRUSTED LENDER:

It is important to work with a trusted lender. Your Agent will provide a list of preferred lenders. A pre-approval provides the basic details of your future financing terms. This will tell you what your budget allows when searching for a home and required to be submitted with your offer.



FINAL STEPS:

Your final walk-through with be completed the day prior or the day of closing. Once the title company has received the funds from your lender, you will receive your keys.

BEWARE OF WIRE FRAUD!
Please place a call DIRECTLY to the title company to confirm wiring instructions.