

I'm Under Contract: Whats Next?

Congratulations! You just completed the first step of the home buying process. To make your transaction go as smooth and stress free as possible, please follow these steps accordingly. Remember you are now in a time sensitive area of the process.

BUYER UNDER CONTRACT CHECKLIST		
STEPS TO CLOSING		
10	You're under contract. Congratulations! Follow these steps with the timeline your realtor gives you, to ensure a smooth process to home ownership.	
Most Important - Do ASAP		
1	EARNEST MONEY Deliver the Escrow deposit in the form and amount on the contract, by the date specified, Check the address with your agent before mailing. <small>*Hint - In check note put the property address</small>	<input checked="" type="checkbox"/>
2	PROPERTY INSPECTION Select the inspector(s) and schedule with your realtor ASAP, so you can determine if any repairs are needed. You should attend, this is one time you will see the home again before the closing.	<input checked="" type="checkbox"/>
3	LENDER FINANCING Let your lender know you are under contract. Make sure to get them the documents they request ASAP. You don't want to miss your financing deadline.	<input checked="" type="checkbox"/>
Next Steps		
4	INSURANCE Check to see how much it will cost to ensure the property and if flood insurance is required. If you are using financing, you will be required to insure the home (if its a condo, this pay not be the case)	<input checked="" type="checkbox"/>
5	TITLE COMMITMENT Be sure to send the information to the title company they request and review the title commitment once you receive it. The title is what names the owner of the property.	<input checked="" type="checkbox"/>
6	APPRAISAL You will not need to be present for the appraisal but make sure your lender orders this as soon as the inspection is complete and all issues are resolved.	<input checked="" type="checkbox"/>
Final Steps		
7	TURN ON UTILITIES You will need to have the utilities switched to your name for the closing date. Keep in mind this includes fuel, internet, electricity. *Hint - Some inspection companies have a concierge service and will do this for you.	<input checked="" type="checkbox"/>
8	SCHEDULE CLOSING All buyers will need to attend the final walk through and closing. Make sure to be available on the closing day. If possible take the day off from work, as many parties will need to be present and coordinate schedules.	<input checked="" type="checkbox"/>
9	FINAL WALKTHROUGH Right before closing do one final walk through of the property to make sure everything is as it should be and ready for closing. If you see something or are unsure, consult your realtor.	<input checked="" type="checkbox"/>
10	CLOSING TABLE All buyers will need to bring their ID and certified funds (if applicable.) Make sure to be on time and all parties are present. Be sure to collect the keys and get any instruction on how to operate the home from the seller.	<input checked="" type="checkbox"/>

Choose one of our Inspectors and schedule the Inspection within the first 7 days.

We have agents available as does your lender. Do this the first week.

As soon as all inspection repairs are complete, the appraisal is ordered.

Schedule this time off. Closing takes 30 min-3 hours.

Please bring ID and be on time.
CONGRATS!

Deliver to Title Co. on the contract within 3 days of accepted offer.

Make sure to speak with your lender the day you submit the offer.

Time is of the essence. Please provide everything they need as soon as they ask.

Finalize all new bills a week ahead to be turned on the day of closing.

Schedule this time off. It's important to make sure all repairs were done.

