Homebuying Process

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01

Get Pre-Approved

This is a very important first step, as you will have to be pre-approved to put an offer on any house. The pre-approval will tell you what you qualify for as well as what loan program you may utilize. I have a list of trusted lenders I work with regularly.

02

House Hunt

This is the fun part! As your agent I will gather all of the criteria you would like to see in your home. Some items are wants and others, needs. Once I know the parameters I can begin to send you homes that I think you may like. Upon finding one (or two or three) that strike your fancy we can go tour them! Getting in homes will really help you solidify what you are looking for and what you don't want. If you are out of town I will go and film the home tour, in detail, for you.

03

Submit Offer

Once you find the place you want to put an offer on, we will decide on what terms work best for you, and I will draft it up. I will send via Docusign so you may sign easily on your phone or computer. You should review the offer and its terms carefully. I will walk you through the contract, known as the Sales Agreement, to make sure you understand it all. Once signed I will submit the offer to the listing agent!

04

In Contract

If the seller accepts your offer or you accept a counteroffer from them, you are in contract! There are multiple steps once in contract, as follows:

1. Escrow is opened with Title Company - You will have three days to pay your Earnest Money Deposit to escrow.
2. Inspection Period - Allotted amount of time to get inspections done and negotiate any repairs.
3. Preliminary Title Report - The Title Company runs this report for review. It will show any liens or judgements against the property. The lender may require these to be addressed if present.
4. Appraisal - The lender orders the appraisal to confirm the value of the home, for the loan.
5. Underwriting - This is who will ultimately approve the loan. They work hard behind the scenes gathering all of the documents and info you have given them to underwrite the loan.

05

Closing

Once underwriting has fully approved the loan it's time for closing! You will be required to sign the final loan documents a day or two before the actual closing date. If you cannot drive to Title they will send a mobile notary to have you sign the documents. You will also be required to wire all closing monies necessary for the loan to escrow. On the day of closing the lending bank funds the loan and then Title records it with the county. Once it's recorded you are a new home owner! Yay!

This is not meant to be an exhaustive list of all parts to the process, just an overview*