

15 STEPS OF Buying a Home



STEP 01

Consultation

Interview with an agent and analyze your needs, discuss timeline and terms.



STEP 02

Hire Your Agent

Sign a representation agreement with your agent



STEP 03

Obtain Pre-Approval

Know what you can afford and what your budget is. This should include your mortgage payment and any HOA or Condo fees.



STEP 04

Select Properties to Tour

Your agent will set you up with an active MLS search that fits your home search criteria.



STEP 05

Tour Properties

Start touring Properties with your agent or attend open house solo.



STEP 10

Inspections

Inspections will start. Budget: \$300-\$800 Home Inspection \$125-150 Radon Testing



STEP 09

Turn in EMD

Turn in your Earnest Money Deposit (EMD) Budget: 1-5% of sales price.



STEP 08

Offer is Accepted & Ratified

Congratulations! Your offer was accepted and you signed the contract to make it official.



STEP 07

Negotiations

Your agent will negotiate on your behalf based on your preferred terms and what you decide.



STEP 06

Write an Offer

Your agent will write an offer to purchase a home.



STEP 11

HOA/Condo Document Review

HOA/Condo Document Review period. This is a contingency and it's important to review the documents.



STEP 12

Lender Requirements

Appraisal, Termite, & Property Inspections. These can be required by your lender. Budget: \$400-\$500



STEP 13

"Clear to Close"

Financing gives the "Clear to Close" and the Financing Contingency is removed.



STEP 14

Final Walk-Through

Final Walk-through inspection of the home by you and your agent to ensure it is being delivered as stipulated in the contract.



STEP 15

Closing Day!

Sign loan documents and receive your new home keys!