You’ve Made An Offer: Now What?

Once you’ve made an offer on a home and it’s been accepted, you’ll move into a critical phase of the homebuying process: **due diligence and closing preparation**. Here's a breakdown of the **inspections and key steps** that typically follow:

📝 Steps After Making an Offer on a Home

1. Offer Accepted → Contract Signed

- [ ] Your offer becomes a **legally binding contract** once both parties sign.
- [ ] You may submit an **earnest money deposit** (typically 1-3% of the purchase price) to show serious intent.

🔍 Inspections & Due Diligence

2. Home Inspection (Optional but Strongly Recommended)

- [ ] Hire a licensed inspector to examine the home’s **structure, systems, and safety**.
- [ ] Common issues found: roof damage, plumbing/electrical problems, HVAC, foundation cracks, etc.
- [ ] You’ll receive a detailed **inspection report** and can:

- ☐ Request repairs
- ☐ Negotiate credits
- ☐ Walk away (depending on your contingencies)

3. Other Inspections (May Vary by Location/Property Type)

- ☐ **Pest/Termite Inspection**
- ☐ **Roof Inspection**
- ☐ **Pool/Spa Inspection**
- ☐ **Septic or Well Inspection**
- ☐ **Mold, Radon, or Lead Paint Testing** (especially for older homes)

💰 Financial Steps

4. Appraisal (Required by Lender)

- ☐ Ordered by your mortgage lender to determine the **market value** of the home.
- ☐ If the appraisal comes in low, you may:
    - ☐ Renegotiate the price
    - ☐ Pay the difference out of pocket
    - ☐ Dispute the appraisal or cancel the contract (if you have an appraisal contingency)

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5. Secure Financing

- ☐ Finalize your **mortgage loan**.
- ☐ Provide updated income, asset, and credit documentation.
- ☐ Loan goes through **underwriting**.

🏦 Title & Legal Review

6. Title Search and Title Insurance

- ☐ Ensures the seller has the legal right to sell the property.
- ☐ Title insurance protects you (and the lender) against future claims or disputes.

7. Homeowner’s Insurance

- ☐ Must be secured before closing.
- ☐ Required by lenders.
- ☐ Shop around for the best rate and coverage.

Stoneberger Homes, under the expertise of **Keller Williams Realty,** brings years of experience in the home real estate industry, helping buyers and sellers successfully navigate the often-complex real estate landscape. Contact me today!

Your Dream Home is a Stone Call Away!

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