



Buying a Home?

HERE'S WHAT TO EXPECT

THE HOME IS HERE BUYER'S JOURNEY

✓ Find a Trusted Partner

Choose a real estate professional you trust to guide you, answer questions, and look out for your best interests throughout the process.

✓ Pre-Approval with a Local Lender

Get pre-approved with a local lender to understand your budget and strengthen your offer when you find the right home.

✓ Be Ready to Move Quickly

Homes can sell fast—have your finances, schedule, and decision-making process ready so you don't miss out.

✓ Find Your Home

Tour properties with your agent, keeping your needs, budget, and lifestyle in mind.

✓ Make a Strong Offer

Your agent will guide you in crafting an offer that's competitive and structured to give you the best chance at acceptance.

✓ Consider Major Systems of the Home

Understand the age and condition of key systems like the roof, HVAC, plumbing, electrical, and water heater.

✓ Understand Water & Sewer Systems

Know whether the home has public water and sewer or well and septic. Your agent can explain what that means for maintenance and costs.

✓ New Septic Procedures

Be aware of updated regulations regarding septic inspections and certifications before closing.

✓ Accepted Offer

Once the seller accepts, you'll officially be under contract—moving you closer to homeownership.

✓ Earnest Money Deposit (EMD)

This deposit shows good faith to the seller and is applied to your closing costs at settlement.

✓ Home Inspection & Next Steps

A home inspection identifies potential issues. Afterward, you and your agent will decide on repairs or adjustments before moving forward.

✓ Insurance

Secure homeowners insurance early to protect your investment and meet lender requirements.

✓ HOA Documents (If Applicable)

If the property is in a homeowners association, you'll receive documents outlining rules, dues, and responsibilities.

✓ Surveys & Title Insurance

A property survey confirms boundaries, and title insurance protects against ownership disputes.

✓ Closing Disclosure

You'll receive a Closing Disclosure summarizing all costs and terms at least three days before settlement.

✓ Settlement (Closing Day)

This is when you sign final documents, pay closing costs, and receive your keys!

✓ Moving In

Once settlement is complete, you can move in and start making your house a home!



🌐 www.welcome2roanoke.com
📍 200 Bowman Street Vinton, VA 24179
☆ Powered by Mountain View Real Estate

Jason Boothe 540-204-5818
David Bell 540-537-6700
Kat Pascal 540-765-8267

Home is Here

