

A Quick Guide On The Process Of Buying A Home



- HOME SEARCH - I can show you ANY home you want to see. There is no need for you to call multiple agents.
- "THE ONE" - When we find "The One" I will walk you through all the documents needed to submit your offer and help negotiate price, dates, & deadlines.

My Role As Your **REALTOR®**

.....
BUYING YOUR FIRST HOME IS AN
EXCITING BUT SCARY THING. I WILL
BE THERE FOR YOU EVERY STEP OF
THE WAY TO MAKE SURE YOU ARE
ALWAYS PROTECTED AND HAVE
THE BEST EXPERIENCE POSSIBLE!
.....

- INSPECTIONS - We'll discuss what inspections to perform and I will order them on your behalf. I will meet with you & the inspector to discuss their findings.
- CLOSING DAY- Together we do a final walk through of the home. Then we will head to the closing for your new HOME!

GOT QUESTIONS?



SHANNON SMITH
309-310-9993

Shannon@ShannonSmithHomes.com

GIVE ME A CALL!

REALTOR® AT RE/MAX RISING
501 S. Towanda Barnes, Suite 2 - Bloomington, IL 61705

- EARNEST MONEY -

Amount is dependent upon the price of the home. Typically ranges from \$500 - \$2,000.

- INSPECTIONS -

Whole Home : \$300 - \$450
Radon : \$100 - \$150
Termite : \$50 - \$60

FINANCIALS

Costs To A Buyer When Purchasing A Home

-DOWN PAYMENT -

Percentage of the purchase price. There are programs that require a 0% down payment, with others going up to 5%.

- CLOSING COSTS -

Lender fees associated with your mortgage. A typical range being \$1,500 - \$2,500.

- Lender -

A Mortgage Lender is a key player in the purchase of your home! They will help you determine what you can afford and provide you the pre-approval letter needed to make an offer on a home.

- Appraiser -

The Appraiser will assess the home to verify the purchase price is in line with the current market value using comparable homes.

Who Else Is Involved?

THERE ARE SEVERAL PEOPLE THAT WILL PLAY A PART IN THE PURCHASE OF YOUR HOME

- Attorney -

An attorney is an added layer of protection for buyers. They help to make sure your interests are protected throughout the process from beginning to end.

- Inspectors -

Inspections are performed to help to ensure you are buying a home with no major deficiencies. The most common inspections being a whole home, radon, & termite.

CAN THE SELLER HELP WITH BUYER COSTS?

Absolutely! It is common to ask a seller during negotiations to contribute to buyer closing costs.

DOES A BUYER HAVE TO PAY THEIR REALTOR?

There is NO cost to a buyer for using a REALTOR. The seller covers all REALTOR fees involved!

WHAT IS EARNEST MONEY?

A Good Faith deposit from the buyer to the seller. Returned to the buyer at closing in the form of a credit.

FAQS

DO I HAVE TO HAVE PERFECT CREDIT?

Perfect credit is not required to qualify for a mortgage! You could qualify with a score as low as 580.