

Our Role As Your REALTOR®

HAVE QUESTIONS?



SMITH | PETERSEN

Your Home Team

RE / MAX R I S I N G

- HOME SEARCH - We 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" we will walk you through all the documents needed to submit an offer & help negotiate price, dates, & deadlines.
- INSPECTIONS - We will discuss what inspections to perform and order them on your behalf. We will meet with you & the inspectors to discuss their findings following the inspections.
- CLOSING DAY- Together we do a final walk through of the home. Then we will head to the closing for your new HOME!

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Your Home Team

RE / MAX R I S I N G



BUYING YOUR FIRST HOME

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

GIVE US A CALL!

501 S. Towanda Barnes Rd., Bloomington, IL 61705

A Quick Guide On The Process Of Buying A Home

SMITH | PETERSEN - YOUR HOME TEAM

- 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.

FINANCIALS

Costs To A Buyer When Purchasing A Home

- 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

-DOWN PAYMENT -

A 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.

- ATTORNEY -

Ranging from \$300 - \$450

? FAQs ?

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.

CAN THE SELLER HELP WITH BUYER COSTS?

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

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.

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!