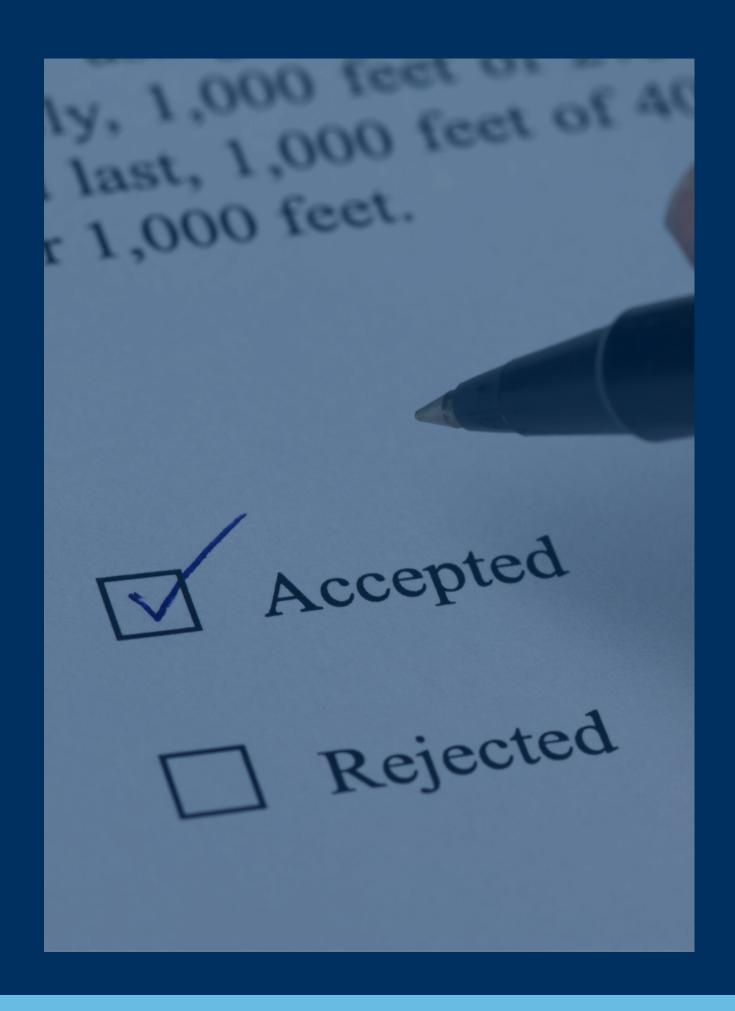
FIRST TIME HOME BUYERS STEP NINE OFFER ACCEPTANCE



Next Steps

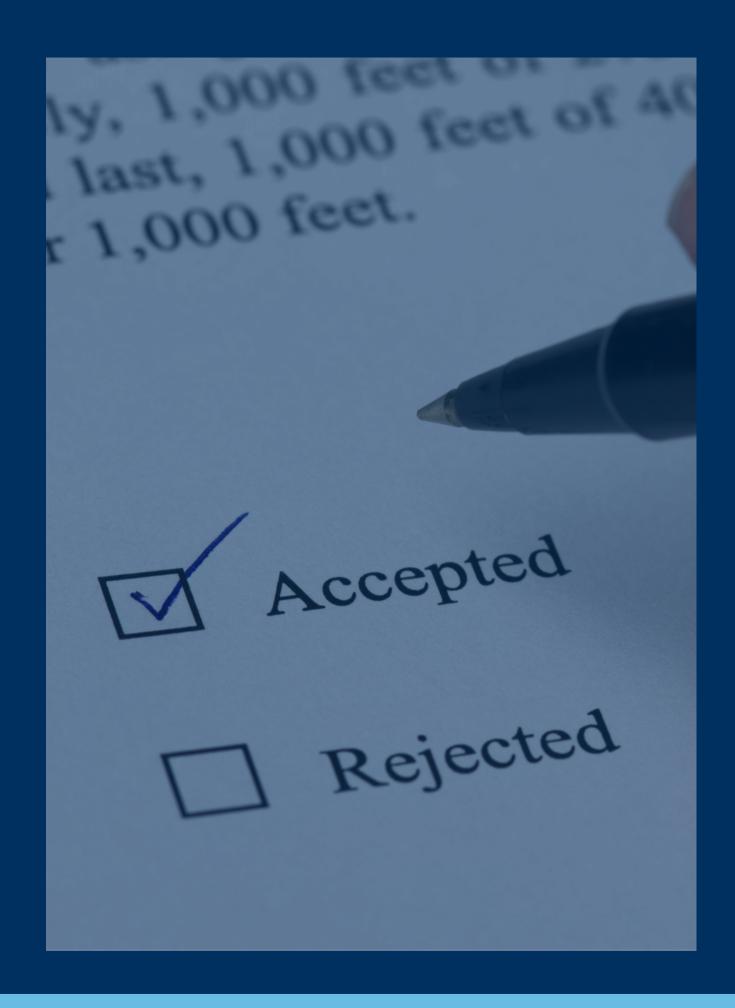
CONGRATULATIONS!! YOUR OFFER HAS BEEN ACCEPTED....NOW WHAT?

Earnest Money Deposit (EMD) - Check your contract terms. Typically, your EMD must be deposited with your title company within three days of offer acceptance.

Submit Your Loan Application - Work closely with your lender or mortgage broker to ensure all required documents are submitted as soon as possible.

Insurance - Insurance in California can be complex. Start shopping for quotes immediately, as it may take a few days to finalize.

Staying proactive ensures a smooth transition to closing!



Next Steps - Continued

ADDITIONAL STEPS TO TAKE

- Schedule Home Inspections If you have an inspection contingency, work with your agent to get pricing and schedule inspections promptly to meet your timelines.
- **▶Document Gift Funds** If you are using gift funds for your purchase, your lender will require proper documentation. Coordinate with them to ensure everything is in order.
- ▶ Prepare Your Down Payment If funds need to be transferred, ensure there's a clear paper trail to satisfy lender requirements.
- Timely action helps prevent delays in your loan approval!



DON'TS

WHAT NOT TO DO AFTER OFFER ACCEPTANCE

- O Do NOT open a new credit card or credit line
- ODo NOT make major purchases (cars, furniture, etc.)
- ODo NOT change or quit your job
- Do NOT move large sums of money or make un traceable deposits
- ODo NOT pay off debts or close credit accounts
- ODo NOT make late payments or miss a payment
- Any of these actions can jeopardize your mortgage approval and delay closing!

Buy Your Home With Me And I'll Do Your Loan For Free!

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WEST CAL FINANCIAL

REALESTATE · MORTGAGES · PROPERTY MANAGEMENT



WEST CAL FINANCIAL HOME BUYER CREDIT

PURCHASE PRICE: \$800,000 DOWN PAYMENT: \$160,000 (20%)

LOAN AMOUNT
X LOAN COMMISSION (1.25%)
BUYER CREDIT

 $$640,000 \times 1.25\% = $8,000 \text{ CREDIT}$

If you would rather obtain a lower rate with this credit we use it to buy down the interest rate.

Contact Information

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