



FIRST TIME HOME BUYERS

STEP NINE

OFFER ACCEPTANCE

WESTCALFINANCIAL.COM

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

- 🚫 Do NOT open a new credit card or credit line
- 🚫 Do NOT make major purchases (cars, furniture, etc.)
- 🚫 Do NOT change or quit your job
- 🚫 Do NOT move large sums of money or make untraceable deposits
- 🚫 Do NOT pay off debts or close credit accounts
- 🚫 Do 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!

Brandon McGrath - Realtor ®
Real Estate & Mortgage Broker/Owner
Phone 415.250.7241 DRE Lic# 01867243
Comp. NMLS #368447 Ind. NMLS #334707
Brandon@WestCalFinancial.com



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WEST CAL FINANCIAL HOME BUYER CREDIT

PURCHASE PRICE : \$800,000

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

LOAN AMOUNT
X LOAN COMMISSION (1.25%)
BUYER CREDIT

$\$640,000 \times 1.25\% = \$8,000$ CREDIT

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

Contact Information

Get in Touch

ANGEL MORALES

REALTOR® - Broker Associate

Phone: 415-497-0768 Fax: 877-890-5455

DRE Lic# 01923083 Comp.

NMLS # 368447

Angel@WestCalFinancial.com

BRANDON MCGRATH

Real Estate & Mortgage Broker/Owner

Phone 415.250.7241

DRE Lic# 01867243

Comp. NMLS #368447

Ind. NMLS #334707

Brandon@WestCalFinancial.com

www.WestCalFinancial.com

MAILING ADDRESS

1775 Indian Valley Rd.

Novato Ca. 94947

The image features three stacks of silver coins of varying heights, arranged from left to right. Each stack has a small green plant with several leaves growing out of the top. The background is a solid, dark blue color. The text 'Thank You!' is centered in the upper half, and 'WE HOPE TO HEAR FROM YOU SOON.' is centered below it.

Thank You!

WE HOPE TO HEAR FROM YOU SOON.