
STEP-BY-STEP GUIDE:

WHAT TO DO AFTER THE SELLER ACCEPTS YOUR OFFER

Congratulations!

YOUR OFFER HAS BEEN
ACCEPTED! NOW, WHAT DO
YOU DO NEXT?

Here are **9 things** you should know
for a complete rundown of what
comes next!



#1. EARNEST MONEY

You will need to get your earnest money deposit to the title company within 3 days. A personal check or a cashier's check are both fine. Please make them payable to the title company indicated. Put the property address in the memo field if possible or include a cover letter with my name and the property address.

You can drop it off at their office, or overnight it.

IMPORTANT! If your money is not received by the third day after we have acceptance of our offer, the seller can terminate the contract. So, if you have any issues getting your deposit in, please let me know ASAP.

#2. SCHEDULE HOME INSPECTIONS

The next 10 days are called Due Diligence and this is the best time to schedule inspections. Would you like to do a home, a roof, or a chimney inspection? It is highly recommended you do a whole home inspection, usually around \$350-\$400 depending on the size of the house.

The purpose is to make sure you know the condition of the house you're buying and address any major issues upfront. If you need to cancel based on the results of the inspection, you will be able to get your deposit back as long as we cancel during this due diligence timeframe.

Here are three home inspectors that I highly recommend. Feel free to choose one or if you want to hire your own inspector, that is fine too.

JULIE ERCK
303.501.5621

MIKE MENDOZA
720-458-6528

AXIUM INSPECTION
303-800-7712



#3. DO NOT BUY ANYTHING ON CREDIT

It is highly advisable that you DO NOT go buy anything on credit at this point. No new cars, furniture, appliances, etc. Nothing terribly expensive and nothing you have to finance. This can cause your debt to income ratio to get skewed and your home loan can be denied. Do not co-sign on anyone else's loan either. Not even if you don't put down a dime for that person, don't do it until after you close on your house.

#4. DO NOT BUY ANYTHING FOR THE HOUSE (JUST YET)

This is important! DO NOT buy anything for the house that you can't return. Wait until after you have the keys. If you must buy something, like a new stove, check with your lender before buying to make sure it won't mess up your loan approval.

#5. DO NOT PERFORM ANY LARGE FINANCIAL TRANSACTIONS

DO NOT pay off a bunch of debt or make large deposits that can't be explained. You don't want your lender wondering where all this money suddenly came from.



#6. GET YOUR LENDER EVERYTHING THEY ASK FOR

AND as quickly as you can! If they ask for a bank statement and it takes you 5 days to return it, it might delay your closing date. So, give them what they want ASAP and with any luck, we should be able to close a bit early.

#7. WAITING GAME

Your lender will order the appraisal, so nothing for you to do on that end. We just wait for the value report to come back which will probably be about two and a half weeks from now.

#8. GET TO KNOW THE NEIGHBORHOOD

Practice driving to work from the house. Talk to the neighbors. Drive around the area at night. Make sure you like the area, your commute time, the schools, and whatever else might be important to you.

#9. TAKE A DEEP BREATH!

It can be scary but if you start to freak out, know that you can always call me! I've done this over 200 times and I will help you however I can. Congratulations!

SINCERELY,

***TAMMI HOERNER, REALTOR®
KELLER WILLIAMS REAL ESTATE, LLC
303-304-7460
SWEETHOMESCOLORADO.NET***