



## STEP-BY-STEP GUIDE:

# WHAT TO DO AFTER THE SELLER ACCEPTS YOUR OFFER?

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/closing agent within\_\_\_days. The property address should be in the memo field if possible.

**IMPORTANT!** If your money is not received by the\_\_\_\_day after we have acceptance of our offer, the seller can terminate the contract. So, if you have any issues wiring your deposit, please let me know ASAP.

## #2. SCHEDULE HOME INSPECTIONS

The next\_\_\_days are called Due Diligence aka **The Inspection Period** and this is the time to schedule inspections. Pool home? Septic? Private well for drinking? If yes, you will want to have **each** inspected separately. Again, each of these should have a different inspection **in addition to your home inspection report**. The septic will need to be emptied and it's important the flow of the *drain field* be measured and analyzed as part of this report.

IF NO pool, septic or private well needing to be inspected, you will hire a home inspector for your home purchase. It is highly recommended you have ALL of these reports. **(i) whole house home inspection (ii) (4)Point Inspection (needed for insurance quotes DURING the inspection period (iii) Wind Mitigation Report (iv) WDO/Termite Report** –A TOTAL of four (4) reports. The cost is *usually* around \$500-\$850 depending on the size of the house.

**This will be the BEST money you'll ever spend.** 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 time frame.

*The following page lists three (3) home inspection companies that past clients have had a good experience with.*

**DISCLOSURE: You should choose your own home inspector. You want them working for YOU with zero appearance your choice was influenced by a real estate agent's recommendation.** I highly recommend going to the BBB <https://www.bbb.org/local-bbb/bbb-serving-central-florida>

### **Your Home Inspection PROTOCOL.**

I will be at your home inspection the entire time. This is YOUR time to have your inspection. You can take any measurements, and look around at the home with a different set of eyes. You may **NOT** poke or prod items, such as lift carpets to see what the underflooring looks like ect. We will be mindful of the inspector's time as not to detract their focus by following them around the home to ask questions. **AFTER** they are finished up, they will walk YOU around the home to summarize findings and answer any questions.

## MAVERICK INSPECTION SERVICES

Michael Vergara, CMI, CPO

Certified Master Inspector

(Ph.) 321-303-4338 |

<http://www.maverickinspections.com/>

## AMERICAN HOME INSPECTION SERVICES

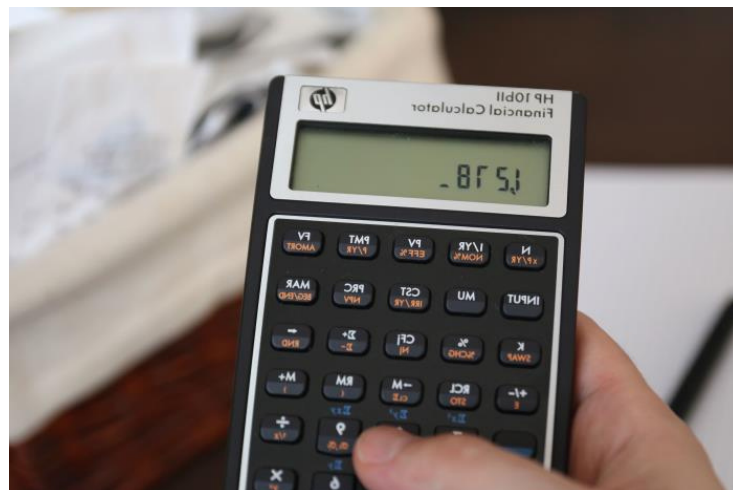
407-362-5409

<https://www.americanhomeservicesfl.com/>

## THE HOME EXAM

386-401-5472

<https://www.thehomeexam.com/>



### #3. DO NOT BUY ANYTHING ON CREDIT

DO NOT 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 - **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. If your lender instructs you to - that is different. 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 send to the lender, it might delay your closing date. So, give them what they ask for ASAP and with any luck, we may be able to close a bit early.

**\*\* IMPORTANT \*\***

~TEAM mentality of YOU, ME and your LOAN OFFICER ~

## #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 could be 7-10 days AFTER the lender has received payment from you for the appraisal. **ALWAYS sign the lender's disclosures ASAP - as this can delay the appraisal order - even if you've already paid for it.**

## #8. GET TO KNOW THE NEIGHBORHOOD

Practice driving to work from the house. Talk to the neighbors. Drive around the area at night. Figure out your "soon to be" new area. Clock your commute time to work, the schools, and what ever 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. We've got this. I will help you however I can. Congratulations!

***Sincerely,***

*Kelly Denio, Realtor®*

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