



WHAT TO EXPECT

When We Find The One

1. I will help you find some comparable homes and recent sales to figure out a good offer.
2. You may want to write an emotional letter stating why you want this property.
3. I will create the offer with you and go over deadlines, costs and your responsibilities.
4. I will present the offer to the listing agent along with your letter and pre-qualification from your lender.
5. The Seller may give a counter-offer that we will review.
6. If the offer or counter offer is accepted, you will then be under contract. If it is not acceptable, we can submit a new offer.
7. Once under contract, you will put down earnest money as a good faith deposit within 48 hours.
8. We will order title insurance to make sure there is clear title.
9. You will have a chance to review any HOA documents.
10. We will order a property inspection.
11. We will order a survey if your lender requires one, or if the Title Insurance requires this.
12. Your lender will order an appraisal.
13. The Seller will provide Property Disclosures that will give you more information about the property.
14. You will contact your insurance company and set up coverage for your new property.
15. We will do a walk through of the property right before closing to make sure the property is in the condition that you expect.
16. You will contact your utility providers to have utilities switched into your name on closing day.
17. On closing day, you will have the funds wired to the title company and bring a valid picture ID to the closing.
18. We will be in contact throughout the entire process and will be available to answer any questions.
19. I will help you find some comparable homes and recent sales to figure out a good offer.