

BUYER PROCESS

Pre-Approval- Buyer must obtain an updated pre-approval prior to submitting an offer.

Offer- Signed by all parties and copy retained for records. Offer deposit placed in escrow.

Home Inspection- \$500 Approximately. We discuss and negotiate any issues that arise.

Purchase & Sale Agreement: Language acceptable by all parties and additional deposit money deposited into Seller Agent's Escrow.

Appraisal- Comparable properties reviewed to confirm accurate sale price by your mortgage company.

Obtain Insurance- Check on bank requirements for homeowners including title insurance and flood insurance.

Mortgage Commitment- Date when mortgage company confirms all documents are in. Loan is officially approved. Approximately 5 weeks from offer.

Final Walk Through- A final walk through is done either the day before or the morning of the closing to ensure nothing has changed in property condition and to make sure punch list items were addressed (if applicable).

Location and Time of Closing- Place of closing is usually at the Registry of Deeds or may be at the attorney/agent office. You will need to attend and bring your checkbook and drivers' license.

Utilities- Call all of the utility companies within a day or two of the closing and put them in your name.