

STEP-BY-STEP GUIDE TO THE HOMEBUYING PROCESS



1 Initial Consultation

Meet with your loan officer to assess your credit, establish expectations, and discuss financing options based on your situation.

2 Get Pre-Approved

Submit a loan application with your loan officer, providing key financial details such as income, debts, and credit history and learn how much you can afford.

3 Home Search

With a pre-approval in hand, you can begin your home search, considering your needs and desires in location, size, and price range.

4 Negotiations

You'll work with your real estate agent to negotiate a fair purchase price with the seller, based on the market and comparable properties.

5 Earnest Money Deposit

You'll submit an earnest money deposit, a good-faith payment that shows you're serious about moving forward with the purchase.

6 Inspection & Disclosures

The seller will provide you with property disclosures, which detail any known issues or repairs that need attention, ensuring transparency before proceeding.

7 Order Appraisal

Your broker will order an appraisal to ensure the home's value aligns with the loan amount, protecting you from overpaying for the property.

8 Underwriting Review

During underwriting, the lender will verify your financial information, including income, assets, and credit, to confirm that you meet their requirements for the loan.

9 Final Approval

Once underwriting is complete, you'll receive final loan approval, which means the lender is ready to provide the funds for your home purchase.

10 Closing Documents

You'll review and sign several important documents, including the loan agreement, title information, and any other legal paperwork.

11 Final Closing Disclosure

You'll receive a final Closing Disclosure outlining all the costs associated with the purchase, including loan terms, fees, and adjustments.

12 Close on Your New Home!

The final step is the closing, where you sign the paperwork, pay any remaining costs, and officially take ownership of your new home!



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