CONTRACT PROCESS TIMELINE

Consultation with Agent to Analyze Needs LOAN COMMITMENT Closina Funded & **EFFECTIVE DATE DEADLINE** Available Sellers Last date signed - NOT **AGENCY** Resolution of Unacceptable 45 days, but no later than 5 Proceeds - FHA check or misc. delivery. Give Brochure Conditions Accept or days prior to closing, must have payoff by Tomorrow is always the first & Decide Amend to Extend whichever is earlier. Amend Final Walk Through end of month day to extend. **PRELIMINARY INSPECTION NOTICE** TITLE REPORT Finish Amendments **REPORTS** (if applicable) If Look for defects PRE-APPROVAL (if applicable) completed early & submitted, Must have days left in time are gone & closing info. CAN CANCEL Home Warranty Coordinate Possession renegotiation period startsdisclosure 3 **DAY AFTER APPRAISAL** (if applicable) Utilities ends more request days prior **FINAL** TITLE **PRELIMINARY** INSPECTION | PERIOD OF WORK PERIOD (10) **RENEGOTIATION(5)** Survey Mechanical Watch for Lot Termite Waivers vs. BE ACCOUNTABLE Radon/Mold Inspections **SELLER TO MAINTAIN,** Lot Waiver If date is over, seller or Establish a Working Structural **REMOVE POSSESSIONS** Review Seller Docs buyer MAY CANCEL IN Relationship with Agent Fireplace & CLEAN PROPERTY Disclosure TIME PERIOD PER Insurance Lead Base Paint **CONTRACT TERMS** Home Owner's **BUYERS DO OWN INVESTIGATIONS** Association 1/8 OF 1% apr change will -Sex Offenders -Insurance Company require an additional 3 day -Crime -MLS Tax Information wait. -Death on Property All parts of contract -Listing Agent's Agency include: -REO/Bank Docs --Do Inspection Even w/ Contingent -AGENCY don't forget to delete Sale (as of effective date) -SELLER'S DISCLOSURE Para 2 if seller NOT -LEAD BASE PAINT providing

NAR recommends closing time of 45-60 days

-Effective date is date of

last signature/initial

THE HOME BUYING PROCESS WITH...

(if built prior to 1978)
-Addends, etc. must be

submitted.

MOST DEALS FLIP IN THIS

TIME DUE TO INSPECTIONS