

# Buying YOUR HOME

1

**Consultation** - Get with your Realtor for your needs analysis consultation to introduce you to a preferred lender, determine your purchase power, and understand what you're looking for in a new home.



2

**Home Showings** - You will be working closely with your buyer's agent to scour the market for your future home!

3

**Write the offer** - When you and your agent find the perfect home you will write an offer on the home. The agent will work to negotiate the best deal and get the contract accepted!



4

**Under Contract** - Once you are under contract you will be working with our transaction coordinator to help process your contract and gather necessary information from you to help coordinate the closing.



5

**Inspections** - We will get the inspections of your choice ordered and negotiate for the seller to make necessary repairs after receiving the reports.

6

**Appraisal** - After inspections are resolved we will get your appraisal ordered and the lender will continue to process your loan file so that we can deliver your final loan commitment to the seller. We are almost to closing!

7

**Final Walkthrough** - A couple days before closing, your agent will be reaching out to you to schedule your final walkthrough at your new home. We will make sure that any repairs negotiated are complete and the house is in good standing as when you wrote the offer.



8

**Final Figures** - A day or two before closing, our transaction coordinator will be sending an email with your final figures. This is what will be due at closing. This email will also have directions to the title company and what you will need to bring to closing.



9

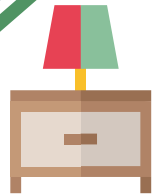
**Closing day** - You made it! You will meet at the title company at the scheduled time. Closing typically takes about an 45-60 minutes. If you reside in an area that requires a municipal inspection make sure to stop at the city hall after closing to obtain your occupancy permit.



**CLOSING DAY!**

5

**Inspections** - The buyer will be scheduling inspections and our transaction coordinator will relay scheduled days. It is asked that you not be present for these inspections. Then the buyer will submit their requests for certain repairs to be made and we enter into another round of negotiations.



7

**Final walkthrough** - A couple days before closing, the buyers agent will schedule a final walkthrough where they take their clients through the property to ensure all the repairs agreed upon are completed. We ask that you not be present.



8

**Final Figures** - A day or two before closing, our transaction coordinator will email you your Settlement Statement showing your proceeds as well as directions to the title company and what is needed from you at closing.



9

**Closing** - Sign away! We made it. We will sign documents at the title company and close your file. As soon as the buyer's money transfers into your account, we will be fully funded and you will have successfully sold your house!

**START**

1

**Consultation** - Get with your Realtor for your listing and needs analysis consultation to go over the seller process & learn more about the market value of your property.



2

**Listing coordinator** - You will then be working with our listing coordinator to coordinate any prep work, photos, and staging to help prepare your property for the market.



4

**Under Contract** - After accepting an offer you will be working with our transaction coordinator to help process your contract, schedule closing time, & coordinate municipal inspections if applicable.

6

**Appraisal** - As the buyer's lender works to process their file, the buyer will send out the appraiser to appraise the property. We will get notified later in the transaction typically a week or so prior to closing.



# Selling YOUR HOME

