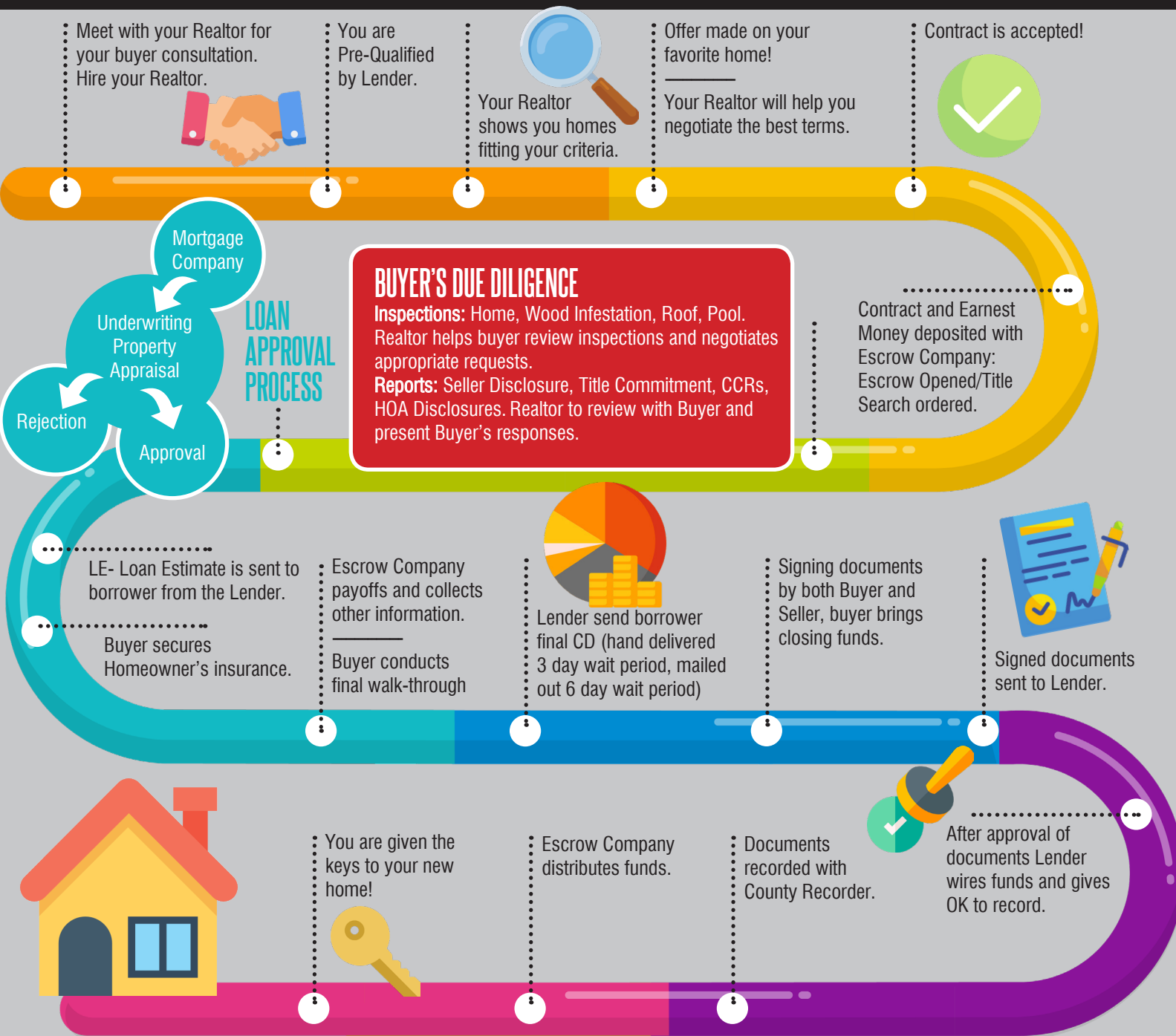


The Home Buying PROCESS



Meet with your Realtor for your buyer consultation. Hire your Realtor.



You are Pre-Qualified by Lender.



Your Realtor shows you homes fitting your criteria.

Offer made on your favorite home!

Your Realtor will help you negotiate the best terms.

Contract is accepted!



Mortgage Company

Underwriting
Property Appraisal

Rejection

Approval

LOAN APPROVAL PROCESS

BUYER'S DUE DILIGENCE

Inspections: Home, Wood Infestation, Roof, Pool. Realtor helps buyer review inspections and negotiates appropriate requests.
Reports: Seller Disclosure, Title Commitment, CCRs, HOA Disclosures. Realtor to review with Buyer and present Buyer's responses.

Contract and Earnest Money deposited with Escrow Company: Escrow Opened/Title Search ordered.

LE- Loan Estimate is sent to borrower from the Lender.

Buyer secures Homeowner's insurance.

Escrow Company payoffs and collects other information.

Buyer conducts final walk-through



Lender send borrower final CD (hand delivered 3 day wait period, mailed out 6 day wait period)

Signing documents by both Buyer and Seller, buyer brings closing funds.



Signed documents sent to Lender.

You are given the keys to your new home!



Escrow Company distributes funds.

Documents recorded with County Recorder.



After approval of documents Lender wires funds and gives OK to record.

