

5 Stages as a Buyer

1 Thinking of moving - Moving in more than 3 months

Might be too early to offer, but not too early to prepare. Work on your credit/loan qualifications, learn your price range and see a few homes so you can know where to look. Have Robert set up a search and remember: *Easier to update a loan approval than to try to change a last minute approval.*

2 Looking at homes - Moving in 1-3 months

You could make an offer and overlap less than 2 months in both homes. Talk to Robert about advanced searches and regular updates. Talk to Jessica about the details of monthly payment and down payment.

3 My offer was accepted! - 10 days of inspections

Talk to Jessica about anything needed for the loan. Talk to Robert about inspections, and verifying information. After sending a list of objections, buyer can withdraw if seller is unwilling to address ANY issues.

4 Waiting on appraisal/Waiting to close - After inspections, before closing

Finalize any documents/points bought needed by lender, verify how you take title. Wait while sellers do repairs.

5 Closing! - The 3 days prior and closing day

Robert will schedule the 3 C's

- Check home
- Closing Docs
- Change Locks



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