

Process for Purchasing

BUYER

Start Here!

Consult with Realtor®

- Ask friends & family for a referral
- Schedule an in-person meeting
- Be clear about needs & wants

Mortgage Pre-Approval

- Get a referral from Realtor®
- Best type of loan to fit your needs
- Estimated closing costs

View Homes!

- Homes that fit budget & criteria
- Evaluate pros & cons
- This step may take a while!

Make an Offer!

- Your Realtor® will draft contract
- This will include an escrow check, pre-approval letter, contract & addenda

Home Inspection(s)

- Many types: Home, Pest (WDI), Radon, Septic, Well
- Realtor® will negotiate repairs (if needed)
- POC (Paid Outside Closing)

Apply for Loan

- Formal application with lender of your choice
- Provide all needed financial documents

Negotiate Offer

- Seller will accept or counter
- Realtor® will begin negotiating on your behalf
- Agreement reached on all terms

Survey

- Boundary line
- Easements
- Paid at closing (part of closing costs)

Title

- Select an attorney for search
- Title is 'good & marketable clear of liens and encumbrances'

Homeowners Insurance

- Referral from Realtor®
- Compare several policies (terms, rate, deductibles)
- Select best option for you
- Send to lender

Closing Details

- Confirm date, time & place
- Realtor® will assist mortgage company & attorney for final preparation

Final Closing Costs

- Loan officer will provide your Closing Disclosure
- 'Cool off' 3 days prior to closing
- Discloses all costs

CLOSING!

- Bring photo ID
- Sign all documents
- Seller receives funds
- You receive deed & keys to new home

Final Walkthrough

- 48 hours before closing
- Inclusions all contract are still present & in same condition
- No unwanted items from seller or damage



Office: 302.526.2886
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