

Are You Financially Prepared to Buy Your Dream Home?

Purchasing a home is an exciting journey, but being informed about the upfront costs is key to avoiding surprises and ensuring a smooth process. These costs are paid before your loan is fully approved, often within 3–15 days of your offer being accepted. Saving for these now can reduce anxiety and help you feel confident throughout the process.

Upfront Costs

Mortgage Application Fees

- What: Fees charged by your bank or lender.
- Cost: \$50–\$100 (varies by institution).

Earnest Money

- What: A good faith deposit to show your commitment to the contract.
- Cost: Typically 1% of the purchase price (e.g., \$3,000 for a \$300,000 home).
- Details: Paid within 3 days of offer acceptance, credited back at closing.

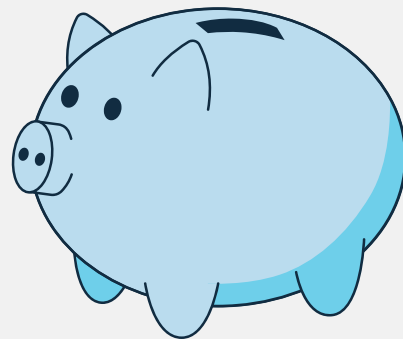
Home Inspection Costs

- What: Essential inspections during your due diligence period (approximately 10 days).
- Cost Breakdown:
 - Home Inspection: \$425–\$525
 - Termite Inspection: \$75–\$100
 - Radon Test (if applicable): \$200–\$250



Appraisal Fee

- What: Ordered by your lender to determine the home's value.
- Cost: \$400–\$475
- Details: Paid during the loan application process.



Be Prepared, Be Confident

Taking time now to save for these costs can ensure a stress-free home-buying experience. If you have any questions or need assistance, I'm here to help!

Let's get you one step closer to your dream home.



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