

Proper Planning Will Help You
Focus and Eliminate Unnecessary
Distractions

Homebuyers Checklist

This checklist will remind you of some of the information we have covered within the Buyer's Guide. Just let us know if there's something you feel you need more information about.

- Budget.** Look at your monthly income and monthly expenses and determine how a house might fit in. How much can you really afford? Don't forget to include taxes and insurance in your projected costs!
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- Check your Credit.** The condition of your credit may influence the financing available to you for purchasing a home, so it's important to understand your creditworthiness early in the process. Get your free annual credit report at www.annualcreditreport.com and check for errors or unresolved issues. Make sure to correct any mistakes with the credit bureaus.
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- Collect your Documents.** Gather pay stubs, bank account statements, W-2s, tax returns for the last two years, statements from current loans and credit lines, and names and addresses of your landlords for the past two years – lenders are going to want to see these when you're working on financing.
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- Find lenders and get pre-qualified or pre-approved.** We will happily make some lender suggestions based on those whom have represented our clients well in the past. You may also speak with your local bank or credit union.
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- Start your Search.** We will help you find neighborhoods and homes that fit your needs and your budget. We'll then help narrow down the options by comparing those houses, prices, features, neighborhoods, and demographics.
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- Make the Offer.** You've found the perfect home and now it's time to work with your agent to submit an offer! Your submission will include the terms of the offer and a good faith deposit. Keep in mind that the Seller looks for the best offer, not just the highest price.
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- Do an Inspection.** You should always be aware of both the good and the bad before you buy a house, so it's critical that you have a professional inspection done.
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- Confirm Financing.** Now that you know the house price and terms of the sale, go back to your lender to get your financing approved.
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- Prepare to Close.** In preparation for closing, your lender may ask you for more information on your finances and the property – you'll also need to organize your down payment, prepare to pay for any closing costs, get a property insurance policy, title insurance, and a host of other things. Ask lots of questions and be sure you understand everything you sign or agree to.
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- Schedule Closing.** We will work with you and your lender to schedule a convenient closing date, time, and location. At the closing, you'll sign deed and mortgage documents, among other things, and at the end you'll be handed the key to your new home!