

"Under Contract"

PERIOD

01

SECURE FINANCING



Working with a local lender usually results in a faster closing. Once the offer is accepted the buyer has 5 days to decide on financing terms.

02

DELIVER EARNEST \$ TO AGENT

Earnest \$ is decided in offer and kept in an earnest acct. with the broker until closing.



03

INSPECTION PERIOD



- Home Inspection \$400-\$600
- Termite Inspection \$75-\$100
- Radon Inspection \$75-100

04

REMEDY PERIOD

3-5 days post inspection where buyers agent negotiates repairs with seller unless the home is being sold "As-Is".



05

LENDER SCHEDULES APPRAISAL



\$400-\$500 of closing cost. Lenders want to make sure they are protecting their investment and your home is worth what you are paying.

06

TITLE SEARCH

Title company is selected by the seller and makes sure there are no liens or additional rightful owners to the property before its sold.

@thewhitecoatwife
www.thewhitecoatwife.com

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07

CHOOSE HOME OWNERS INSURANCE AND COVERAGE

Your lender will need proof of homeowners insurance.

08

SET UP UTILITIES

On thewhitecoatwife.com we have a guide for all Roanoke City and County utility and service companies



09

MAKE FINAL WALK THROUGH WITH AGENT

- Take any measurements needed for moving-in furniture
- Are repairs satisfactory?



10

REVIEW FINAL DOCUMENTS PRIOR TO CLOSING

Closing will take place in house with a closing lawyer if using our preferred agents. It is best to close between M-Th.



11

GET YOUR KEYS

Homeownership is such a huge milestone!

Congratulations and enjoy making this house a home.



12

MOVE IN!

Let us know if you need suggestions on a moving company.

