



# NEW HOME BUYER CHECKLIST

## WWW.PROPSPECIFIC.COM



**1**

### **DETERMINE YOUR PRICE POINT AND GET PRE-QUAL LETTER**

A lender should conditionally agree to loan you a set amount for your mortgage. For a pre-approval you will need: Income Proof, Good Credit, Employment Verification, and Documentation

**2**

### **FIND A REALTOR- CONGRATS, THIS IS COMPLETE!**

Have a detailed discussion of all of your wants and needs with your Property Specific Broker.

**3**

### **HOME SEARCH**

Most home-buyers still search on zillow and realtor.com along with reviewing the MLS listings from their realtor.

**4**

### **TOUR HOMES**

Buyers typically search for 6-8 weeks and tour an average of 8 homes before making their selection. The Internet helps lean down this time frame.

**5**

### **SUBMIT AN OFFER**

Submit a solid offer with pre-approval letter and decide due diligence time period. Be prepared for counter offers. When an offer is accepted, your broker will schedule out the closing date with the attorney. Contact your lender.

**6**

### **SCHEDULE HOME INSPECTION**

Call your Property Specific Broker and we can give you a couple of suggestions for home inspectors. Include a termite inspection and radon test.

**7**

### **GET THE APPRAISAL**

Your lender will require an appraisal to issue a mortgage. Most lenders will order the appraisal for you. Start researching home owner's insurance.

**8**

### **RENEGOTIATE**

Before due diligence ends- typically 10-14 days- determine if there is anything that shows up on the inspection that needs to be renegotiated.

**9**

### **GET A HOME WARRANTY**

Some home owners want piece of mind with a home warranty. Costs vary typically between \$500-\$600. We like American Home Shield.

**10**

### **CLOSING DAY**

Pop! Cheers! Clink!  
You will sign all of the necessary closing docs at your selected attorney's office.