

THE HOME BUYING TIMELINE

Step One

Assess Finances

Evaluate savings, credit, and budget to determine affordability.

Step Two

Select an Agent

Choose an experienced agent who understands your needs and market.

Step Three

Pre-Approval

Secure pre-approval to understand borrowing capacity and show seller readiness.

Step Four

Start Home Search

Begin viewing homes that meet your criteria and budget.

Step Five

Evaluate Properties

Carefully assess each property's condition, location, and value.

Step Six

Make an Offer

Submit a competitive offer with terms aligned with your interests.

Step Seven

Home Inspection

Have a professional inspect the home for any hidden issues.

Step Eight

Closing Day

Sign paperwork, complete the transaction, and receive the keys.

BUYER'S PROPERTY

EVALUATION CHECKLIST

When viewing a prospective home, it's essential to evaluate various aspects of the property. This checklist focuses on key elements to consider:

GENERAL CONDITION			
	Assess overall maintenance and condition of the property.		
STR	UCTURAL INTEGRITY		
	Check for signs of structural issues, like cracks in walls or uneven floors.		
AGI	E AND CONDITION OF ROOF		
	Note the condition and apparent age of the roof.		
PLU	IMBING AND ELECTRICAL SYSTEMS		
	Test taps, showers, and lights; look for leaks or outdated wiring.		
HEATING AND COOLING SYSTEMS			
	Check the functionality and age of HVAC systems.		
WIN	IDOWS AND DOORS		
	Ensure windows and doors open smoothly and check for drafts.		
STC	PRAGE SPACE		
	Evaluate closets and storage areas for adequacy.		
YAR	RD AND EXTERIOR		
	Consider the condition and size of the yard and external structures.		
NEIGHBORHOOD VIBE			
	Take note of the neighborhood's atmosphere during your visit.		

BUYER'S NEIGHBORHOOD

Safety & Crime Rate

Preference Survey

Tune of Neighborhood

Type of Heighborhood	ourceg & ornine reace
What type of neighborhood are you looking for?	Rate the importance of low crime rates and safety.
Urban: bustling city life	☐ Very Important
Suburban: balanced urban and	Somewhat Important
residential Rural: peaceful, spacious countryside	Neutral
Commute Preferences	Noise Level
What is your preferred commute time to work?	Do you prefer a quiet neighborhood or don't mind some noise?
Less than 15 minutes	Prefer quiet
15-30 minutes	Don't mind noise
Over 30 minutes	☐ Indifferent
School Quality	Community Engagement
How important is the quality of local schools?	How important is a sense of community and neighborhood events?
Very Important	☐ Very Important
Somewhat Important	Somewhat Important
☐ Not a Priority	Not Important
Community Amenities	Recreational Activities
Which amenities are important to you? (Select all that apply)	Are cultural and recreational activities important to you?
Parks and green spaces	Yes, very much
Shopping centers/malls	Somewhat
Restaurants and cafes	☐ Not much
Public transportation access	
Fitness centers or sports facilities	

BUYER'S MUST HAVE

HOME FEATURES CHECKLIST

Kitchen

- Updated appliances
- Modern countertops
- O Spacious pantry for storage
- O Island or breakfast bar

Living Area

- Open floor plan
- Hardwood flooring
- O Built-in shelves or storage
- O Large windows

Bedroom

- Split floor plan
- Master on ground floor
- Walk-in closets
- En suite bathrooms

Bathroom

- Double vanities
- Updated countertops
- Modern fixtures and lighting
- Large soaking tub

Outdoor Spaces

- O Well-maintained landscaping
- O Functional patio or deck area
- Outdoor kitchen or barbecue
- O Swimming pool or hot tub

Additional Features

- O Home office or study
- Dedicated laundry room
- Two-car (or larger) garage
- Smart home technology

Home Inspection & Appraisal Guide

Understanding the home inspection and appraisal processes is crucial in your home-buying journey. This guide provides insights into what to expect and how to interpret the findings.

НО	ME INSPECTION TIPS:		
	Focus on major issues like structural integrity, roof condition, electrical and plumbing systems.		
	Attend the inspection to see firsthand any concerns.		
	Ask questions and take notes during the inspection.		
UNDERSTANDING THE APPRAISAL:			
	Know that appraisals determine the home's market value for the mortgage lender.		
	Review the appraisal report to ensure the agreed price is in line with the home's value.		
	Be prepared to renegotiate or make decisions if the appraisal comes in lower than the offer price.		
PO	ST-INSPECTION ACTIONS:		
	Discuss significant issues with your agent for potential renegotiation.		
	Decide if any discovered issues are deal-breakers.		
USING APPRAISAL RESULTS:			
	Use the appraisal to confirm you're making a sound investment.		
	Understand that a higher-than-offer appraisal gives you instant equity.		

CLOSING PROCESS CHECKLIST

Closing on your new home is the final and most exciting step. This checklist will help you ensure that everything is in order for a smooth closing experience.

REVIEW CLOSING DISCLOSURE:			
Confirm all financial details are accurate a few days before closing.			
FINAL WALKTHROUGH:			
Inspect the property one last time, ideally 24 hours before closing.			
CLOSING COSTS:			
Prepare to pay closing costs, typically 2-5% of the home's purchase price.			
REQUIRED DOCUMENTATION:			
Bring all necessary documents, including photo ID and proof of insurance.			
PAYMENT METHOD:			
Arrange for a cashier's check or wire transfer to cover closing costs.			
UNDERSTAND THE PAPERWORK:			
Familiarize yourself with the documents you'll be signing, like the mortgage agreement and deed.			
ASK QUESTIONS:			
Don't hesitate to ask your agent or attorney any last-minute questions.			
KEYS AND ACCESS:			
Ensure you receive all keys, codes, and access devices for the property.			
RECORD KEEPING:			
Keep copies of all closing documents for your records.			

RESOURCES

Landscaping & Outdoor

Company Name 123-456-7890 Company Name 123-456-7890

Electrical & Plumbing

Company Name 123-456-7890 Company Name 123-456-7890

Home Inspector

Company Name 123-456-7890 Company Name 123-456-7890

Professional Photography

Company Name 123-456-7890 Company Name 123-456-7890

Professional Video and Photo Editing

Company Name 123-456-7890 Company Name 123-456-7890

Professional Movers

Company Name 123-456-7890 Company Name 123-456-7890

Carpet cleaning services

John 's Pro Clean 517-394 -1313 Company Name 123-456-7890

House Cleaning Services

Company Name 123-456-7890 Company Name 123-456-7890



