



Buyer *Road to Success*

The
Beautiful
Homes
Group

Starting Out

- Find **LENDER**, obtain **PRE-APPROVAL**.
- Home Search - I will help you find the perfect home!
- Submit **OFFER**.
- Contract **NEGOTIATIONS**.
- Terms agreed upon and contract signed by both parties.

Under Contract

- Contract is **EXECUTED**, timeline starts.
- **OPTION MONEY** and **EARNEST MONEY** checks to Cristin.
 - Contract and earnest money to the **TITLE COMPANY**. **ESCROW OFFICER** will send out copy of the contract, title policy, and request any information they need.
- **OPTION PERIOD** – Set up inspections.
- **FINANCE PERIOD** – Lender starts processing loan – will make sure appraisal and survey are ordered and will request any missing documents to complete the loan.
 - Review inspections and submit any repair requests or price adjustment requests to Cristin who will send to Seller in an **AMENDMENT**.
- Closing time and date scheduled.
- Review **CLOSING STATEMENT**.

Closing

- **FINAL WALK-THROUGH**.
 - **CLOSING** - Amount needed to close will be provided – bring ID and check to closing or set up a **WIRE** transfer.
 - Keys will be given to you at closing.
- Set up utilities.
- Move in! (see moving guide).



Cristin Swoboda Realtor[®]

Call or Text: 210.269.9990

Cristin.Swoboda@ExpRealty.com