

BUYER'S CHECKLIST

Once your offer has been accepted and the contract is signed, your agent will guide you through the following timetable/checklist.

1. Attorney's Approval: If your contract is subject to an attorney's approval, immediately deliver or fax a copy of the contract and any riders to your attorney. Approval will be assumed unless there is written notice to the contrary within the time frame specified in the contract.
2. Professional Inspection: If your purchase is subject to a professional inspection, the contract will be considered in full force unless a written notice of disapproval is delivered within the time frame specified in the contract.
3. The balance of the earnest money is due on the date specified in the contract.
4. It is important that you finalize the mortgage application immediately following the professional inspection.
5. If your contract contains a mortgage contingency and a written mortgage commitment is not in hand by the expiration date.
6. Specified in the contract, your attorney must request an extension.
7. A final walk through should be scheduled approximately 1-2 days prior to closing to verify that everything conforms to the terms of the contract.
8. Obtain a homeowners insurance policy
9. Obtain a certified or cashier's check in the amount required to close the property as per your attorney's instructions.
10. Closing is the actual signing and transfer of ownership (and usually possession) of the property. It will usually take place at a title company with any or all of the following present: attorneys for the buyer and seller, buyer, seller, real estate agents, and title company representative. The attorneys will determine the actual closing date after the mortgage commitment is verified. The date may vary slightly from the contract due to circumstances or mutual consent.