

Aedan's Path to Homeownership

1. Initial Consultation with Agent

- Establish home needs & wants
- Prioritize wants & needs
- Market education & orientation

2. Get Pre-approved for A Loan

- Obtain Pre-approval with your lender or one of our preferred lenders
- Credit check
- Lender approves a loan amount and provides a pre-approval letter to submit with offer

3. Start Your Home Search

- Discuss your home wants & needs
- Select properties that interest you
- View properties with your Agent
- Find your PERFECT HOME

4. Make an Offer

- Your agent will guide you and prepare the offer
- The offer is presented to the seller
- Earnest money usually accompanies the offer
- Consider requesting a home warranty in the offer for post-sale protection of systems and appliances, or purchase one if the seller declines

5. Contract Negotiation & Acceptance

- Seller accepts or negotiates terms via your agent
- Once all terms are agreed upon, the contract is executed
- Earnest money is deposited

6. Home Inspection

- Your agent will help coordinate inspections, including:
 - Termite (required by most lenders)
 - Structural & Mechanical
 - Radon
 - Lead-Based Paint (pre-1978 homes)
 - Property Survey
- Additional inspections recommended by your agent

7. Obtain Loan Approval

- Submit mortgage application if not yet completed?
- Your lender will arrange a home appraisal
- Obtain underwriting approval
- Fulfill any conditions
- Loan processing is finalized

8. Renegotiate if Necessary

- Your agent will guide you through any renegotiations resulting from inspection, title, or appraisal results

9. Title work

- Your agent will contact the title company
- Title search and examination will be completed
- Title company will issue title insurance

10. Close on Your New Home

- Contract and financing contingencies have been satisfied
- Final loan approval is sent to the closing officer
- Sign loan and purchase document to finish out closing
- Funds are disbursed
- Deed is recorded