

Buying Your Home

Although each real estate transaction is unique, there are several steps in the process of buying a home that will always remain the same. Here's a quick guide that hits all the key points. Your experience will vary depending on the type of home you choose, the type of financing you use, and the type of sales transaction under which the home is being sold.

Sign a Buyer Agency Agreement, including required disclosures, with your Realtor, and work with her on the remaining steps throughout the process.

Discuss your needs, wants, and purpose for purchasing a home with your Realtor.

Get pre-approved by your lender, and find out how much purchasing power you have.

Preview homes.

Make an offer to purchase and negotiate the terms of the contract. When the seller accepts your offer, you are "under contract."

Execute all contractual contingencies (financing, inspections, appraisal, etc.).

Select a title company to facilitate settlement; schedule time and location of settlement.

Receive condo or HOA documents from the seller. Review these documents. Obtain a homeowner's insurance policy.

Schedule and execute the final walk-through; make sure all repairs have been completed.

When documents are requested by your lender/underwriter in the final days before settlement, make sure you submit them immediately.

Attend settlement. Receive keys from the seller as well as receipts for repairs. After settlement, connect the utilities and move in.

The title company will record public documents with city, county, and state offices as well as disburse funds to respective parties.

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