



## BUYER'S CHECKLIST: GETTING READY TO BUY A HOME

*(Check items off as you accomplish them to keep yourself organized!)*

- Get pre-qualified and pre-approved for a loan. Pre-qualification from a lender can help determine how much you can afford, what your monthly payment will be, and strengthens your offer. Pre-approval gives you a letter to submit with your offer, showing that a bank or mortgage institution is ready to make a loan to you.
- Search fsboTECH.com (or other sites) for homes and areas that interest you. Make a list of key features so you are sure to check off the items you want in your new home.
- Once you find your new home, use fsboTECH.com to check for comparable homes and pricing in the area.
- Submit an offer to the Seller using the fsboTECH Offer and Counter-Offer process. You can have unlimited offers and counter-offers until both parties are satisfied with the deal. (Note: no real estate agent fees are paid by fsboTECH, so if you choose to have an agent, be sure to budget an extra 3% of the sales price to pay the agent fees to your agent.)
- When your offer is accepted and if you have requested an inspection as part of your offer, arrange with the Seller to have a Home Inspection. Buyers (you) pay for the inspection. Sellers do not have to make any repairs noted in the inspection report, but many times they will, so feel free to negotiate this part of the process directly with the seller.
- Agree to closing date (the date you want to take possession of the home).
- Select a Title/Escrow company. If a fsboTECH preferred vendor is selected, final sales price information and buyer/seller details will be passed to the Title/Escrow company electronically.
- Finalize Purchase Agreement with electronic signatures from both Buyer and Seller.
- If you are having an inspection and find something in the inspection report that is a 'deal killer' to you, you can get out of the Purchase Agreement and get your earnest money back ***provided*** you cancel within the inspection period spelled out in your Purchase Agreement. Simply notify the escrow company in writing that you will not be proceeding with the sale and you are finished.
- Review the preliminary title report when it is given to you by your escrow company. You want to be sure that the property you are buying is clear of liens and encumbrances so look the report over carefully. If you have any trouble understanding any part of it, call your escrow officer for clarification (they will have a copy too, so can go through it with you).
- Sign a few documents from escrow. They will take care of the rest, including filing your deed with the county and preparing necessary tax assessor information. Soon, you will be getting the keys to your new home!