

## **WHAT TO EXPECT IN A RESIDENTIAL TRANSACTION**

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Buying a home involves several stages. Below is a list of the more common steps during a residential transaction.

Your situation may vary and it is best to contact your real estate professional for more information.

### **Common Steps for Buying a Home**

#### **Initial Meeting**

- Select real estate agent
- Determine needs and wants
- Determine financial eligibility

#### **Loan Qualification**

- Discuss finances
- Obtain prequalification

#### **Find a Home**

- Select an affordable property that fits your needs
- Discuss offer with agent
- Buyer reviews contract with agent
- Agent presents offer to selling side

#### **Present and Negotiate Offer**

- Buyer prepares "earnest money" deposit (typically, 1 to 3% of purchase price)
- Seller accepts offer (Seller can accept your offer, counter your offer, or reject your offer)

#### **Open Escrow**

- Deposit "earnest money" into escrow
- Escrow will order Preliminary Report

#### **Submit Loan Application**

#### **Contingency Period**

- Conduct Physical Inspection of property by a qualified inspector
- Approve seller's Transfer Disclosure Statement
- Approve Preliminary Report
- Conduct property appraisal
- Obtain loan approval from lender
- Perform termite inspection and certification

#### **Obtain Homeowner's Insurance**

- Select insurance company and coverage
- Insurance will be in effect at close of escrow

**If applicable, obtain Home Warranty insurance Sign Documents**

- Title receives signed documents

**Down Payment**

- Need cashier's check or money transfer prior to closing date

**Closing the Escrow**

- Deposit down payment and closing costs to escrow
- Lender sends balance of purchase price to Fidelity National Title
- Deed is recorded with County Recorder's office
- Get your keys and move in!