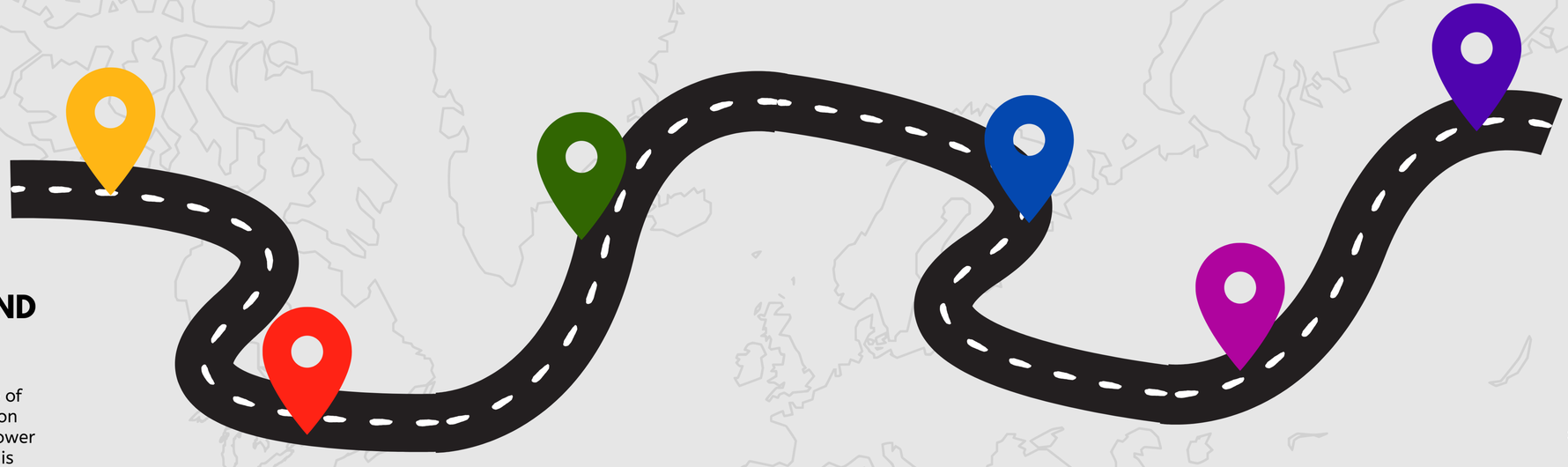
ROADMAP TO HOMEOWNERSHIP



1 FIND AN AGENT AND LENDER

Pre-qualification is an estimate of credit given by a lender based on information supplied by the borrower but not verified. Pre-approval is given by the lender once credit and supporting documents are verified by the lender. This is good for a certain amount and length of time. This step will help you set your expectations for your budget. A real estate agent is the person who is your “expert” and watches out for your best interests when searching, negotiating and closing on your home.

2 MAKE AN OFFER THAT GETS ACCEPTED

Once you find “the one” your agent will assist in the negotiations and execution of the contract. Once all parties have signed the contract, a copy is sent to the Title Company so the title search can begin and earnest and option monies are due within 3 days of contract execution.

3 HOME INSPECTION, DOCUMENT REVIEW AND APPRAISAL

Soon after the contract is executed you will have your home inspection (typically during the option period) and receive your title documents, tax information and HOA documents. It is very important you review these documents and address any concerns prior to closing. Your appraisal is also scheduled at this stage.

4 LOAN APPROVAL

After the home appraisal, your lender will do a final review of the loan application, home appraisal, credit history and supporting documentation. It is common that additional documents are needed to satisfy any underwriting requirement so it is very important you monitor communication and respond in a timely manner. If all meets the underwriting requirements, approval will be issued and the lender will collaborate with title to finalize fees and documents.

5 HOMEOWNER'S INSURANCE, HOME WARRANTY, AND UTILITIES

In the several days leading up to your closing date, you will need to finalize your homeowner’s insurance and make any home warranty selections. Utilities should be scheduled for the ownership change.

6 CLOSING DAY/FUNDING

A day or more before your closing day, you will receive your final settlement figures (commonly known as a CD or settlement statement).On the day of closing make sure you have a valid ID and have arranged your funds for closing. Amounts over $1499.99 MUST be a wire transfer or cashier’s check (checks are subject to a 24-72 hour verification period). Be prepared to do a lot of signing! Once all parties have signed, all monies are received and verified and approval has been issued by the lender (if applicable), the title company will notify the parties and disburse funds. If keys are left with title, they may be picked up but be aware of when title is open or make alternate arrangements for the key exchange if outside business hours. Happy moving!

WG | TITLE & LAW