

Nuts and Bolts of Buying a Property

ARE YOU READY TO BUY

1. Steady income
2. Debt-to-Income Ratio
3. Credit score
4. How much can you afford?

DOWN PAYMENT

1. 3%-20% for residential but can go to 90%
2. USDA rural loans may have 0% down
3. PMI (Private Mortgage insurance) Does not go towards principle adds to monthly payment
4. Closing costs: Appraisal, inspections, bank fees, agent fees, mortgage fees

FINDING AN AGENT

1. Representing you
2. Don't need one
3. Sign an agreement with agent
4. Have your Pre-approval letter ready

SEARCH PROCESS

1. Buying land to build or established home?
2. Criteria
3. Priorities
4. Zoning, flood zones, easements, restrictions

MAKE OFFER

1. Submit in writing
2. Contingencies, Earnest money, closing date
3. Seller can accept offer, counter or reject
4. Inspections after binding offer
5. Repairs and credits
6. Appraisal

CLOSING

1. Loan disclosure should be given 3 business days before closing
2. Final walk-through
3. Settlement statement
4. You are now a homeowner!

