

A young man and woman are smiling and holding up a set of keys. The woman is in the foreground, holding the keys high in the air. The man is behind her, also smiling. They are outdoors, with a blurred house and greenery in the background. The text "YOUR UNDER CONTRACT!!" is overlaid on the image.

YOUR UNDER CONTRACT!!

Congratulations, you are now under contract!

Now the fun really begins.

This packet is for you to reference to during the time we are under contract. From acceptance to closing this packet will guide you through the timelines and hopefully relieve some of the stress you may have during this process. Please feel free to reach out to me anytime during this process, I am your Realtor and I represent you during this transaction and I want to make sure you are happy and you fully understand what is going on. No deal is ever just black and white and purchasing and selling real estate takes a lot of organization and experience to make sure the transaction goes smoothly.

The timeline guide below will help keep you on track and on the same page as the rest of the parties involved. This guide is meant to be interactive and you will see blank spaces that are for you to fill out and change if necessary. Again, I represent you in this transaction and I am available to all my clients so please don't be afraid to ask me questions on anything or anytime.

I am excited to represent you during this transaction and I also look forward in gaining a family member. The best advice I can give you during this process is keep calm and remember that everything happens for a reason if the home is not meant to be don't feel obligated to move forward, other homes will appear on the market if the home you are currently under contract for some reason seems like it will not work out. Again, congratulations and remember I am just a phone call, text, or email away.

TIMELINE GUIDE

- Date of Acceptance: _____
 - All parties must have the fully executed contract for timelines to begin.

- Escrow Money Amount and Due by:

 - Secondary Escrow, if any, Amount and Due by:

 - Company Holding Escrow:

- Due Diligence Period: _____
 - Usually 10 days after full execution. This is a VERY important period in the process. This is your chance to do all the inspections, quotes, and anything else you need to do before moving forward with the transaction.

- Application with Lender by: _____

- Order Home Inspection: _____

- You Order the Home Inspection and pay when they complete it. This is not a closing cost.

- Home Inspection Company, Date, and Time:

- _____
 - _____

- Are You Asking for Repairs? _____

- What are They?

- _____
 - _____
 - _____
 - _____

- Appraisal Date: _____

- The lender will order this, but you will have to pay the lender before closing. This is not included in your closing costs.

- Loan Contingency Period: _____

- Starts when offer is fully executed and may end before closing.
- Final Walkthrough Date and Time: _____
 - This is usually the day before of morning of closing.
- Closing Location, Date, and Time:

Tips and To-Do's While Under Contract:

- Get Home Insurance Quotes
- Sell anything you do not want in your new home
- Nothing is a done deal until you sign the closing paperwork and you have the keys in hand
- If you are financing DO NOT use your credit card in any way out of the ordinary. MAKE SURE to talk with your lender about this!

- If you are hiring movers create a buffer in the time.

Sometimes closings are quick and sometimes they are slow.

Plan to be at the closing for about an hour to an hour and a half.

- Wire the money to the title company the day before closing.

The ALTA Statement or Closing Document (different title

companies have different names) will disclose the exact

amount you need to wire. This will help avoid closing

without obtaining the keys. If the money has not “hit” the

title company, then they will not release the keys until the

money has “hit”.

- Ask me ALL the questions you have. I cannot stress this

enough. I want to make sure we are all on the same page.