

WHAT TO EXPECT IN A RESIDENTIAL TRANSACTION

Courtesy of **Chicago Title**

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

- Chicago 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 Chicago Title
- Deed is recorded with County Recorder's office
- Get your keys and move in!