

real

BUYING A HOME THE NEXT STEPS



**Nathan
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- Sign the Brokerage Agreement with Real Broker and Nathan Lorenz
- Identify potential homes to view. I'll be sending you new homes every day within your search.
- Visit as many homes until you find the perfect fit for you.
- Write the offer to purchase on a home.
- We will negotiate with the sellers on price, terms, possession dates, things to fix before possession or anything else important to both parties.
- If the above offer is accepted, we pass along the accepted offer to the mortgage broker to begin financing.
- Go to your bank and pickup the deposit. Generally this is a bank draft, but in certain circumstances the sellers brokerage might request wire transfer or other methods. I will let you know where it needs to go, or I can make the drop off if it is more convenient.
- Schedule a home inspection and review the inspection report.
- If this is a condo, this is where you will also be reviewing the condo documents.
- If the home inspection and/or the condo documents are satisfactory then completing financing is the last step.
- The mortgage broker will receive a commitment letter to your loan if all is approved.
- When ready to move forward you sign the waiver of removal of conditions for financing, home inspection and/or condo document review.
- The home is considered SOLD as you are in a binding agreement to purchase this home.
- Get in contact and initiate the closing process with the closing lawyer. I will have all parties forward documents to your lawyer for you.
- Research and find a suitable home insurer. Your lawyer and lender will need this prior to possession.
- Request for utilities to be turned on in your name for water, electricity and natural gas. (To be completed 1-2 weeks from possession date)
- Go in to your lawyer's office for the signing of title and closing documents and drop off the remainder of the down payment along with any closing costs. The entire shortfall amount will be sent to you by your lawyer ahead of closing.
- Wait until closing day.
- On closing day, when all funds have been transferred, I receive official go ahead on key release.
- Once keys are released I will meet you at your new home. You will be proud new owners of your home!!