



RE/MAX
At The Crossing

HOMeward BOUND:

BUYERS GUIDE

JESSA PATTON | REALTOR®
RE/MAX At The Crossing

MEET YOUR AGENT

JESSA PATTON

Jessa Patton isn't just a real estate agent—she's a dedicated professional committed to making your home-buying or selling experience seamless and stress-free. With over 2.5 years of experience in real estate and a background in banking, Jessa brings a unique combination of financial expertise and practical knowledge to every transaction.

Specializing in first-time homebuyers and growing her expertise with sellers, Jessa takes pride in her detail-oriented approach. Integrity, transparency, and availability are at the core of everything she does. What truly sets her apart is her openness, commitment to learning, and creativity in negotiations, ensuring that every decision is guided by both precision and care.

Clients frequently praise Jessa's exceptional communication, knowing she's working tirelessly behind the scenes to handle challenges before they even arise. Her goal is for you to feel like everything is running so smoothly, it's as if she's not even "working"—just quietly solving problems and putting out fires. When challenges come up, Jessa offers multiple solutions, empowering you to make the decision that aligns best with your goals.

Jessa's proudest achievement to date is earning Rookie of the Year in 2023, with over \$3.4 million in closed sales during her first full year at Trueblood Real Estate. This achievement reflects not just her work ethic but her deep passion for the industry.

Jessa's ultimate motivation is to become a beacon of knowledge and inspiration for others—so proficient in her craft that her success naturally draws others to learn from her. When you work with Jessa, you're not just getting a real estate agent—you're gaining a partner, advocate, and trusted resource who's with you every step of the way.



WHAT YOU NEED TO KNOW ABOUT THE Buyer-Agent Agreement

When working with a real estate agent as a home buyer, there's an important step that helps ensure clarity and understanding between you and your agent: the buyer-agent agreement. This page lays out the details of your relationship with your agent, ensuring there are no surprises and that everyone is on the same page from the start.

WHAT IS A BUYER-AGENT AGREEMENT?

A buyer-agent agreement is a document that outlines the services your real estate agent will provide during your home search and purchase. This agreement is required before your agent can show you homes, whether in person or virtually. It ensures that your agent is committed to helping you through the process and that you understand how they will be compensated for their work.

WHY IS IT IMPORTANT?

The agreement benefits both you and your agent by setting clear expectations. It answers key questions like:

- What services will the agent provide? (e.g., finding listings, arranging showings, negotiating offers)
- How will the agent be compensated?
- Will the buyer or seller cover the agent's fees, or will it be a combination?

By signing this agreement, you're ensuring that your agent will dedicate their time and expertise to finding the right home for you, while also clarifying how they will be paid.

WHAT YOU NEED TO KNOW ABOUT THE Buyer-Agent Agreement

By having a clear agreement in place, you can focus on finding the perfect home while knowing you have a dedicated agent on your side.

NEGOTIABLE COMPENSATION

One of the key parts of the agreement is how your agent will be compensated. Traditionally, the seller covers the buyer's agent commission, but this is no longer a requirement. You can discuss and negotiate different options, including paying the agent directly or asking the seller to cover part or all of the fees. The most important thing is that both you and your agent understand and agree to the terms.

WHAT TO EXPECT IN THE AGREEMENT

The agreement will typically include:

- The duration of your working relationship (how long the agreement lasts)
- A description of the agent's responsibilities
- Details of the agent's compensation
- Any expectations you might have from your agent

OPEN CONVERSATIONS ARE KEY

Don't hesitate to ask your agent questions before signing the agreement. It's an important step in making sure you have the support you need, and it should feel like a partnership. Be sure you're comfortable with both the services being offered and the compensation terms.

No Compensation Listed on MLS

Offers of compensation for buyer's agents can no longer be listed on the MLS (Multiple Listing Service). While this information won't be available directly on MLS, it can still be shared through other channels. Agents can discuss compensation with clients directly, and sellers and buyers can negotiate these details during the transaction process.

Payment Options

FOR BUYER'S AGENT COMPENSATION

All agent fees in a real estate transaction are fully negotiable, meaning you have the right to discuss and adjust the commission or compensation for both your listing agent and the buyer's agent based on your needs and budget. There are no set rates, and everything is open to negotiation.

Pay in Cash at Closing

One option is to pay your agent's commission as part of your closing costs. This would be an upfront payment made at the time of closing, which is when all the final paperwork is signed, and the home is officially yours. If you have the funds available, this is a straightforward way to handle the payment.

Adjust Your Down Payment

If paying the commission in cash isn't feasible, you can adjust your down payment to free up some of your funds. For example, if you planned to put 10% down on your home, you could reduce that to 7% and use the extra 3% to cover your agent's commission. This keeps your total out-of-pocket expenses about the same while ensuring your agent is compensated for their work.

Negotiate with the Seller

Another option is to negotiate with the seller to cover part or all of your agent's commission. While sellers are no longer required to pay the buyer's agent, this can still be part of your offer. For instance, you could request that the seller pay 1% or 2% of your agent's commission. This can be a helpful strategy if you're trying to keep your closing costs low.

Combination of Methods

You aren't limited to just one of these options. Many buyers choose to combine them. For example, you might pay part of the commission in cash while negotiating for the seller to cover a portion. It's all about finding a balance that works for your budget and helps facilitate the transaction.

The Home Buying Process

I promise to guide you through every step of the home buying journey with unwavering dedication, ensuring that your experience is not just a transaction, but a seamless transition to the home where your dreams will thrive.

1 DETERMINE YOUR BUDGET
Begin by assessing your financial situation and determining how much you can afford to spend on a home. Consider factors like your income, existing debts, and credit score. This will help you establish a realistic budget for your home purchase.

2 MORTGAGE PRE-APPROVAL
Before you start house hunting, it's crucial to get pre-approved for a mortgage. This involves working with a lender to review your financial information and credit history. Pre-approval not only helps you understand your borrowing capacity.

3 FIND A REAL ESTATE AGENT
Partnering with a skilled real estate agent can simplify the home buying process. An agent can help you identify properties that meet your criteria, negotiate with sellers, and navigate the complexities of the real estate market. Choose an agent with local expertise and a track record of successful transactions.

4 SEARCH FOR YOUR HOME
Begin your search for the perfect home based on your preferences, such as location, size, and amenities. Attend open houses, explore neighborhoods, and consider factors like school districts and proximity to essential services. Your real estate agent will assist you in finding properties that align with your needs.

5 OFFER / NEGOTIATIONS
Once you've found a home you love, work with your real estate agent to make a compelling offer. This involves determining a competitive price based on market conditions, as well as negotiating terms and conditions with the seller. Be prepared for a back-and-forth negotiation process until both parties reach an agreement.

6 CLOSING PROCESS
The closing process involves finalizing the sale, and it includes several important steps. This includes a home inspection, securing homeowners insurance, and coordinating with a title company to ensure a clear title. Your real estate agent and a real estate attorney can guide you through the paperwork, ensuring a smooth closing.



Working With an Agent

While the prospect of navigating the real estate market independently may seem appealing, the complexities and nuances involved make partnering with a knowledgeable and experienced real estate agent a crucial step in ensuring a smooth and successful home buying experience.

MARKET EXPERTISE

Real estate agents are seasoned professionals with in-depth knowledge of local housing markets. They stay abreast of current trends, property values, and emerging neighborhoods, providing invaluable insights that empower buyers to make informed decisions. This expertise is especially beneficial for those unfamiliar with the intricacies of specific areas or seeking a property investment with strong potential for appreciation.

STREAMLINED PROPERTY SEARCH

The vast array of properties available can be overwhelming for homebuyers. Real estate agents act as diligent matchmakers, narrowing down the options based on individual preferences, budget constraints, and lifestyle requirements. This not only saves time but ensures that buyers are presented with choices that align closely with their unique needs.

NEGOTIATION PROWESS

Negotiating the terms of a real estate transaction can be intricate and emotionally charged. Real estate agents bring a level of objectivity and negotiation skill to the table, advocating for their clients' best interests. Whether it's securing a favorable purchase price, negotiating repairs after an inspection, or navigating counteroffers, their expertise is invaluable in achieving an optimal outcome.

ACCESS TO RESOURCES

Real estate transactions involve a multitude of paperwork, legalities, and potential pitfalls. Agents have access to a network of professionals, including mortgage brokers, home inspectors, and real estate attorneys, streamlining the process and ensuring that each aspect is handled with the utmost care and expertise.

INVALUABLE GUIDANCE

From the initial offer to the closing table, the home buying process is rife with complexities. Real estate agents act as trusted guides, explaining each step, clarifying any ambiguities, and ensuring that their clients are well-informed throughout. Their experience allows them to foresee potential issues and proactively address them, minimizing stress for the buyer.

POST-PURCHASE SUPPORT

The relationship between a real estate agent and a homebuyer doesn't end at the closing table. Agents often provide valuable post-purchase support, offering recommendations for local services, providing insight into community resources, and serving as a long-term resource for any questions or concerns that may arise.

HOME BUYER QUESTIONNAIRE

Information Packet

Buyer Name: _____ Contact Phone: _____

Address: _____ E-mail Address: _____

Preferred Method of Communication: Phone E-mail Text

Home Buying Timeline: _____

Pre-Approved Mortgage Amount: \$ _____ Down Payment Budget: \$ _____

Preferred Property Type: Single-Family Multi-Family Condo Townhouse

MUST HAVES

- _____
- _____
- _____
- _____
- _____

DEAL-BREAKERS

- _____
- _____
- _____
- _____
- _____

Ideal Number of Bedrooms: _____ Ideal Number of Bathrooms: _____

JESSA PATTON, Real Estate Agent

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HOME BUYER QUESTIONNAIRE

Information Packet

Preferred neighborhood: _____

Preferred school district: _____

Commute Requirements: _____

ADDITIONAL COMMENTS

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Preparing Your Finances

1

EVALUATE YOUR FINANCIAL HEALTH

- Review your income, expenses, and overall financial situation.
- Calculate your debt-to-income ratio (DTI) to assess your ability to handle mortgage payments.

2

ESTABLISH A BUDGET

- Create a comprehensive budget that includes your monthly income, expenses, and savings goals.
- Identify areas where you can cut expenses to save more for the down payment and closing costs.

3

CHECK YOUR CREDIT SCORE

- Obtain a copy of your credit report and check your credit score.
- Address any errors on your credit report and take steps to improve your credit score if necessary.

4

SAVE FOR DOWN PAYMENT

- Determine the amount you need for a down payment based on the type of mortgage you're seeking.
- Start saving early and consider setting up a separate savings account for your home purchase.

5

EXPLORE MORTGAGE OPTIONS

- Research different types of mortgages and loan programs.
- Get pre-approved for a mortgage to understand how much you can afford and to strengthen your position when making an offer. plates you can use for this.

6

UNDERSTAND CLOSING COSTS

- Familiarize yourself with the closing costs associated with buying a home.
- Budget for additional expenses such as home inspections, appraisals, and legal fees.

7

RESEARCH HOME PRICES & MARKETS

- Research the real estate market in the area where you want to buy.
- Understand the current home prices, market trends, and potential future developments.

Getting Pre-Approved

The pre-approval process involves the buyer working closely with a mortgage lender to evaluate their financial standing. This step is crucial for two primary reasons: first, it provides a realistic understanding of their budget by determining the loan amount they qualify for, helping them focus their search on homes within their financial reach. Second, having a pre-approval letter strengthens their position in negotiations with sellers, demonstrating to them that the buyer is a serious and qualified candidate, potentially giving them an edge in a competitive real estate market.

To initiate the pre-approval process, I would assist in selecting a reputable mortgage lender and guide you through the application process, stressing the importance of providing accurate and thorough financial information. Once the lender reviews the application, conducts a credit check, and assesses the buyer's financial health, they issue a pre-approval letter. This letter not only empowers the homebuyer in negotiations but also streamlines the closing process, making it more efficient and less stressful.

Income Qualifications

In the context of home buying and mortgage lending, qualifying income refers to the income that is considered by lenders when determining a borrower's eligibility for a mortgage loan. This income is used to calculate the borrower's debt-to-income ratio (DTI), which is a key factor in assessing their ability to repay the loan. Qualifying income typically includes stable and verifiable sources of income such as salary, wages, bonuses, overtime, and, in some cases, certain types of investment income.

On the other hand, non-qualifying income includes sources of money that are not typically considered by lenders when evaluating a borrower's ability to repay a mortgage. Examples of non-qualifying income may include gifts, one-time bonuses, certain types of rental income, or income that is not likely to continue in the future. While these sources of income may contribute to an individual's overall financial picture, they might not be reliable or consistent enough to be factored into the mortgage qualification process.

Necessary Documents

To get pre-qualified for a mortgage, you typically need to provide certain documents that allow the lender to assess your financial situation. Keep in mind that the specific requirements may vary slightly depending on the lender, but here are common documents that are often requested during the pre-qualification process:

NEEDED DOCUMENTS

Proof of Identity

Valid government-issued photo ID, such as a driver's license or passport.

Proof of Income

Recent pay stubs showing year-to-date earnings.

W-2 forms or tax returns for the past two years.

If self-employed, profit and loss statements and tax returns for the past two years.

Employment Verification

Contact information for your employer, including name, address, and phone number.

Verification of employment, which may be a recent pay stub or a verification letter from your employer.

Proof of Assets

Bank statements for the past two to three months for all accounts, including checking, savings, and investment accounts.

Statements for retirement accounts, such as 401(k) or IRAs.

Credit Information

Authorization for the lender to pull your credit report.

Explanation of any negative items on your credit report, if applicable.

Debt Information

Information on current debts, including credit cards, car loans, student loans, and any other outstanding loans.

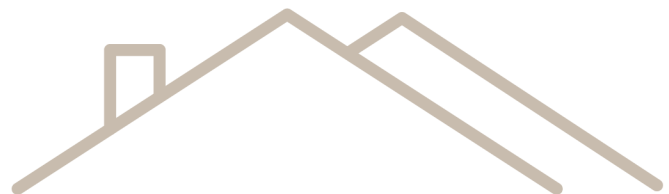
Other Financial Information

Alimony or child support documentation, if applicable.

Proof of additional income, such as rental income or bonuses.

Property Information

If you already have a property in mind, you may need to provide details about it.



Types of Mortgage Loans

CONVENTIONAL LOANS

Standard mortgages not insured or guaranteed by a government agency.

FHA (FEDERAL HOUSING ADMINISTRATION)

Insured by the FHA, these loans often have more lenient qualification criteria, making them suitable for first-time homebuyers.

VA (DEPARTMENT OF VETERANS AFFAIRS)

Available to eligible veterans, active-duty service members, and some surviving spouses, offering favorable terms with no down payment.

USDA LOANS

Backed by the U.S. Department of Agriculture, these loans are designed for homebuyers in eligible rural areas and offer low to no down payment options.

FIXED-RATE MORTGAGES

Loans with a constant interest rate and monthly payments throughout the entire term, typically 15 or 30 years.

ADJUSTABLE-RATE MORTGAGES

Loans with an interest rate that may change periodically, often with an initial fixed-rate period followed by adjustable rates.

INTEREST-ONLY MORTGAGES

Borrowers pay only the interest for a specified period, usually 5-10 years, before converting to principal and interest payments.

JUMBO LOANS

Loans that exceed the conforming loan limits set by Fannie Mae and Freddie Mac, typically used for higher-priced homes.

BALLOON MORTGAGES

Short-term loans with relatively low monthly payments for a fixed period, with a large "balloon" payment due at the end.

REVERSE MORTGAGES

Available to homeowners aged 62 and older, these loans allow seniors to convert home equity into cash, and repayment is typically deferred until the homeowner sells the home or passes away.

HOME EQUITY LOANS

Loans that allow homeowners to borrow against the equity in their homes, often used for major expenses or home improvements.

HOME EQUITY LINES OF CREDIT

Similar to home equity loans, but with a revolving line of credit that can be drawn upon as needed.

CONSTRUCTION LOANS

Short-term loans to finance the construction of a new home, often converted to a traditional mortgage after construction is complete.

COMBO/PIGGYBACK LOANS

Combining a first and second mortgage to avoid private mortgage insurance (PMI) and reduce the down payment.

CONNECTING WITH A

Mortgage Lender

Connecting with a mortgage professional helps to facilitate the home financing process.

RECOMMENDED MORTGAGE LENDER

CMG Home Loans

Erica Quirk

☎ 765-404-1946 ✉ equirk@cmghomeloans.com

Services Offered By a Lender

- Pre-Qualification
- Pre-Approval
- Loan Programs
- Interest Rate Lock
- Loan Application Processing
- Underwriting
- Closing
- Mortgage Insurance
- Escrow Services
- Refinancing
- Customer Support
- Financial Counseling



PROPERTY SEARCH

Tips & Tricks

- **Research Neighborhoods:**
 - Investigate different neighborhoods to find the one that aligns with your lifestyle, preferences, and future plans. Consider factors like schools, amenities, safety, and commute.
- **Stay Open-Minded:**
 - While it's essential to have criteria, be open-minded during the search. You might find a property that meets your needs but may not check every box on your wish list.
- **Utilize Online Resources:**
 - Explore online real estate platforms, apps, and websites. These tools provide a wealth of information on available properties, market trends, and neighborhood data.
- **Attend Open Houses:**
 - Attend open houses to get a feel for different properties and neighborhoods. It's an excellent opportunity to ask questions and gather information.
- **Consider Future Resale Value:**
 - Think about the potential resale value of a property. Even if you plan to stay long-term, it's wise to consider how market trends could impact your investment.
- **Inspect and Assess:**
 - When viewing properties, pay attention to the condition of the home and any necessary repairs. Consider the long-term maintenance and upkeep required.
- **Ask Questions:**
 - Don't hesitate to ask your real estate agent questions about the properties you're interested in. They can provide valuable insights and information.
- **Factor in Additional Costs:**
 - Beyond the purchase price, consider additional costs such as property taxes, homeowners association fees, maintenance, and potential renovation or improvement projects.
- **Be Patient:**
 - Understand that finding the right property can take time. Be patient and trust the process, and don't rush into a decision.

PROPERTY SEARCH

Tips & Tricks

- **Negotiate Wisely:**
 - Work closely with your real estate agent to develop a negotiation strategy. Be prepared to negotiate on price, contingencies, and other terms.
- **Review HOA Rules and Regulations:**
 - If the property is part of a homeowners association (HOA), carefully review the rules and regulations to ensure they align with your preferences and lifestyle.
- **Visit the Neighborhood at Different Times:**
 - Visit the neighborhood during different times of the day and week to get a comprehensive understanding of the environment, noise levels, and traffic patterns.
- **Document Your Impressions:**
 - Take notes and pictures during property visits. This will help you remember key details when comparing multiple options.
- **Stay Informed About Market Trends:**
 - Stay updated on local market trends and conditions. Your real estate agent can provide valuable insights into whether it's a buyer's or seller's market.



The Offer Making Process

STEP ONE

Determine Your Offer Price

Your real estate agent will help you analyze comparable sales and market conditions to determine a competitive and reasonable offer price.

STEP TWO

Review Comparable Sales

Examine recently sold properties in the same neighborhood with similar features to understand the market value of the home you're interested in.

STEP THREE

Consider Market Conditions

Understand whether you're in a buyer's market or a seller's market. In a seller's market, where demand exceeds supply, you may need to be more competitive with your offer.

STEP FOUR

Include Contingencies

Contingencies are conditions that must be met for the sale to proceed. Common contingencies include a home inspection, financing approval, and appraisal.

STEP FIVE

Prepare the Offer Letter

Your real estate agent will draft the offer letter, including details such as the offer price, requested contingencies, and any specific terms or conditions.

STEP SIX

Submit the Offer

Once you and your agent have reviewed and finalized the offer, it is submitted to the seller's agent. The seller will then have the option to accept, reject, or counter the offer.

STEP SEVEN

Negotiate Terms

Negotiations may occur between you and the seller, involving adjustments to the offer price, closing date, or other terms. Your real estate agent will play a crucial role in this process.



Elements of a Competitive Offer

- ✓ COMPETITIVE & FAIR OFFER PRICE
- ✓ EARNEST MONEY DEPOSIT
- ✓ PRE-APPROVAL LETTER
- ✓ FAST CLOSING TIMELINE
- ✓ FLEXIBILITY ON CLOSING COSTS
- ✓ ESCALATION CLAUSE
- ✓ FLEXIBLE CONTINGENCIES
- ✓ WAIVING CERTAIN CONTINGENCIES
- ✓ OFFER TERMS & CONDITIONS
- ✓ RESPECTFUL COMMUNICATION
- ✓ STRONG NEGOTIATION STRATEGY
- ✓ UNDERSTANDING SELLER MOTIVES



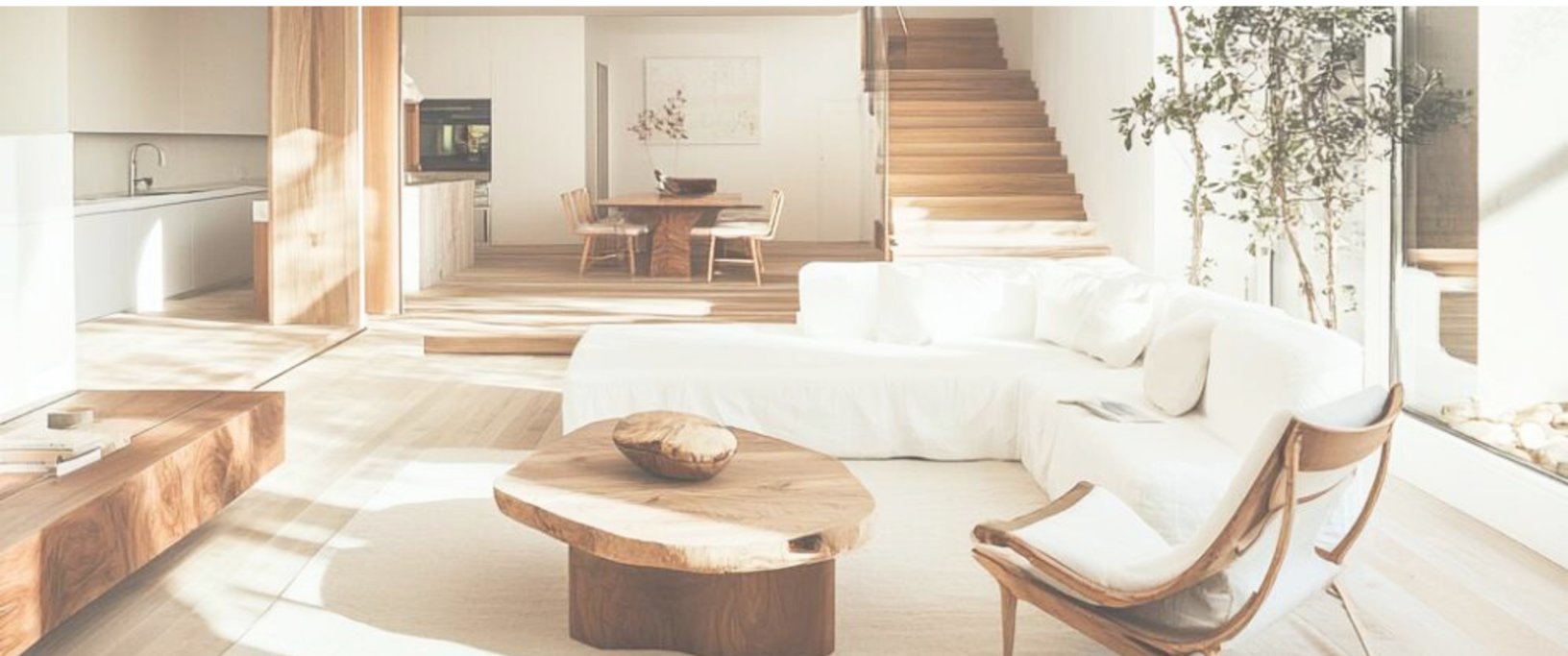
NEGOTIATION

Strategies

- **Market Analysis and Pricing Strategy:**
 - Conduct a thorough market analysis to determine the fair market value of the property. Develop a pricing strategy that positions the offer competitively while aligning with the buyer's budget.
- **Understanding Seller Motivations:**
 - Gather information about the seller's motivations for selling, timeline, and any specific needs they may have. Tailor the negotiation strategy to align with the seller's goals.
- **Strong Initial Offer:**
 - Presenting a strong initial offer can set a positive tone for negotiations. This may involve offering a competitive price, a significant earnest money deposit, or favorable terms.
- **Effective Communication:**
 - Establish open and respectful communication with the listing agent. Clear and transparent communication can foster a cooperative atmosphere during negotiations.
- **Building Rapport:**
 - Building a positive relationship with the listing agent and the seller can be advantageous. A good rapport can create a sense of trust and facilitate smoother negotiations.
- **Negotiating Contingencies:**
 - Skillfully negotiate contingencies, such as the home inspection and financing contingencies. Balancing buyer protection with the seller's concerns is crucial for successful negotiations.
- **Understanding Seller's Pain Points:**
 - Identify any specific concerns or pain points the seller may have. Addressing these concerns in the offer or negotiation process can increase the likelihood of acceptance.
- **Flexibility and Creativity:**
 - Be flexible and creative in crafting the offer. This may involve proposing unique terms, accommodating the seller's preferences, or finding alternative solutions to potential obstacles.
- **Highlighting Buyer Strengths:**
 - Emphasize the strengths of the buyer, such as their pre-approval status, financial stability, or flexibility with the closing timeline. This can make the offer more appealing to the seller.

NEGOTIATION Strategies

- **Negotiating Repairs:**
 - After a home inspection, negotiate repairs or credits based on the inspection report. Prioritize essential repairs and approach negotiations with solutions rather than demands.
- **Leveraging Market Conditions:**
 - Leverage current market conditions to strengthen the negotiation position. In a buyer's market, there may be more room for negotiation on price and terms.
- **Escalation Clause:**
 - Include an escalation clause in the offer, allowing the buyer's offer to automatically increase if competing offers are received, up to a specified maximum.
- **Timing and Patience:**
 - Consider the timing of the offer and be patient during negotiations. Strategic timing can sometimes work in the buyer's favor.
- **Walk-Away Power:**
 - Demonstrate a willingness to walk away from the deal if negotiations reach an impasse. This gives the buyer leverage and signals seriousness about the desired terms.
- **Leveraging Professional Network:**
 - Utilize professional networks and relationships to gather information about the seller's motivations and potential flexibility in negotiations.





Appraisal Process

A home appraisal is a professional assessment conducted by a licensed appraiser to determine the fair market value of a property.

SCENARIO 1

Home Appraisal Above Offer Price:

The home appraisal comes in above the buyer's offered price, indicating that the property's appraised value is higher than what the buyer agreed to pay. In this case, the buyer may feel reassured about the equity in their purchase and can proceed with the transaction without major concerns. The lender is likely to be comfortable with the loan amount, and the sale can proceed smoothly.

SCENARIO 2

Home Appraisal Below Offer Price:

In this scenario, the home appraisal returns with a value below the buyer's offered price, signaling that the property is appraised at a lower market value. This situation can pose challenges, as the buyer's lender may be hesitant to approve a loan amount that exceeds the appraised value. The buyer and seller may need to renegotiate the purchase price, with the buyer potentially needing to bring additional funds to meet the lender's requirements, or the parties may explore other solutions such as reevaluating the terms of the sale.

UNDERSTANDING THE Home Inspection

A home inspection is a thorough examination of a property's condition conducted by a qualified inspector. During this process, various aspects of the home, including its structural integrity, electrical systems, plumbing, HVAC, and overall safety features, are assessed to identify any potential issues or needed repairs. The inspection provides valuable information to the buyer about the property's condition, helping them make informed decisions and negotiate with the seller based on the findings.





The Escrow Process

- **Opening Escrow:**
 - Once the buyer and seller have a mutually accepted purchase agreement, the escrow process is initiated. The buyer's initial deposit, often referred to as earnest money, is submitted to an independent third party known as the escrow agent.
- **Escrow Instructions:**
 - The escrow agent receives instructions from both the buyer and seller, outlining the conditions that must be met for the transaction to proceed. These instructions include contingencies, timelines, and specific details regarding the sale.
- **Title Search and Preliminary Report:**
 - The escrow agent works with a title company to conduct a title search on the property. A preliminary title report is provided to the parties, outlining any existing liens, encumbrances, or other issues that may affect the property's title.
- **Inspections and Contingencies:**
 - The buyer typically has a specified period to conduct inspections and address any contingencies outlined in the purchase agreement. This may include a home inspection, pest inspection, or other assessments.
- **Loan Approval:**
 - If the buyer is obtaining financing, the lender works through the loan approval process during escrow. The lender may require additional documentation from the buyer and conduct an appraisal of the property.
- **Addressing Contingencies:**
 - Based on inspection results, the buyer may request repairs or negotiate changes to the terms of the sale. The seller has the option to agree to these requests, deny them, or propose alternatives. The resolution of contingencies is a key aspect of the escrow period.
- **Finalizing Financing:**
 - The buyer's lender finalizes the loan details, ensuring that all conditions for loan approval are met. The lender coordinates with the escrow agent to prepare the necessary loan documents.
- **Signing Documents:**
 - Both the buyer and seller sign the required documents, including the closing documents and the deed. The escrow agent ensures that all parties have fulfilled their obligations before proceeding.

The Escrow Process

- **Closing Funds:**
 - The buyer provides the remaining funds needed to complete the purchase. This may include the down payment, closing costs, and any other agreed-upon expenses.
- **Distribution of Funds:**
 - The escrow agent ensures that all funds are in place before officially closing the escrow. Once confirmed, the agent distributes the funds to the appropriate parties, including the seller, real estate agents, and any third parties involved.
- **Recording the Deed:**
 - After all documents are signed and funds are distributed, the deed is recorded with the county recorder's office. This legalizes the transfer of ownership from the seller to the buyer.
- **Closing Escrow:**
 - The escrow process concludes when all conditions are met, and the transaction is officially closed. The parties receive confirmation, and the buyer takes possession of the property.



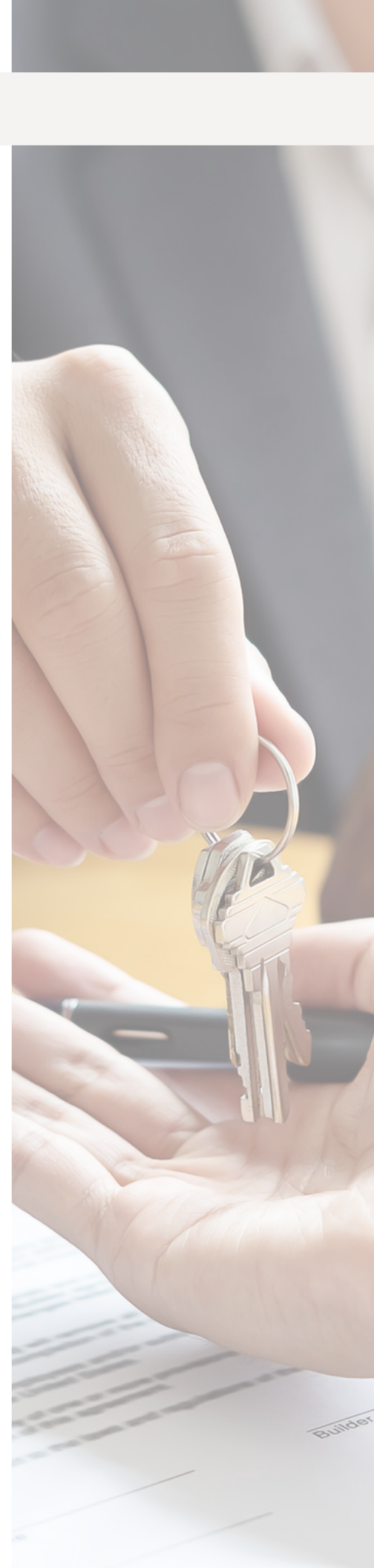
UNDERSTANDING Closing Costs

- **Loan Origination Fee:**
 - This fee is charged by the lender for processing and underwriting the mortgage. It's typically a percentage of the loan amount.
- **Appraisal Fee:**
 - Lenders often require an appraisal to assess the property's value. The buyer is typically responsible for covering this cost.
- **Credit Report Fee:**
 - Lenders pull a credit report to evaluate the buyer's creditworthiness. The cost of obtaining this report is usually passed on to the buyer.
- **Home Inspection Fee:**
 - While the home inspection itself is optional, many buyers choose to have one done. The inspection fee is paid to a professional inspector to assess the property's condition.
- **Attorney Fees:**
 - In some states, it's customary to have an attorney involved in the closing process. Buyers may need to cover attorney fees for legal services related to the transaction.
- **Title Search and Title Insurance:**
 - The title search ensures that the property has a clear title, and title insurance protects the buyer and lender against potential defects in the title. Both the search and insurance come with associated costs.
- **Escrow and Prepaid Items:**
 - Buyers often need to prepay certain items, such as property taxes, homeowners insurance, and mortgage interest. These funds are placed in an escrow account to cover future payments.
- **Recording Fees:**
 - These fees are charged by the local government for recording the property sale and updating public records.
- **Transfer Taxes:**
 - Some areas impose transfer taxes, which are fees for transferring ownership of the property from the seller to the buyer.
- **Survey Fee:**
 - A survey may be required to determine the property boundaries and ensure there are no encroachments. The buyer typically covers the survey fee.
- **Courier or Wire Fees:**
 - These fees cover the cost of sending documents, particularly if funds are being wired for the transaction.

Closing Checklist

- ✓ REVIEW CLOSING DISCLOSURE
- ✓ SCHEDULE A FINAL WALK-THROUGH
- ✓ SECURE HOMEOWNERS INSURANCE
- ✓ FINALIZE MORTGAGE FINANCING
- ✓ BRING NECESSARY DOCUMENTATION
- ✓ UNDERSTAND CLOSING COSTS
- ✓ ATTEND THE CLOSING MEETING
- ✓ REVIEW DOCUMENTS
- ✓ SIGN DOCUMENTS
- ✓ BRING CERTIFIED FUNDS
- ✓ RECEIVE KEYS AND ACCESS
- ✓ RECORDATION OF DOCUMENTS
- ✓ KEEP CLOSING DOCUMENTS SECURE
- ✓ UPDATE CONTACT INFORMATION
- ✓ CELEBRATE YOUR NEW HOME

Congratulations!



FINAL WALK THROUGH

Checklist

A final walkthrough is a crucial step before closing on a home, allowing the buyer to ensure that the property is in the agreed-upon condition and any negotiated repairs have been completed. Here's a comprehensive final walkthrough checklist for a home buyer:

EXTERIOR

Landscaping

Check that the landscaping is in good condition and that any agreed-upon changes or repairs have been made.

Exterior Structure

Inspect the exterior walls, roof, and foundation for any visible issues or damage.

Driveway and Walkways

Ensure that driveways and walkways are in good repair, without cracks or hazards.

Doors and Windows

Test all exterior doors and windows to ensure they open, close, and lock properly.

Exterior Lighting

Check that outdoor lights, including porch lights, are functional.

Fencing

If applicable, inspect fencing for any needed repairs or replacements.

INTERIOR

Overall Cleanliness

Verify that the interior is clean and in the condition agreed upon in the purchase contract.

Appliances

Test all appliances to ensure they are in working order, including the stove, oven, dishwasher, refrigerator, and any others.

Plumbing Fixtures

Run water in sinks, showers, and bathtubs to check for leaks and ensure proper drainage.

Electrical Outlets & Switches

Test outlets and light switches in each room to ensure they are working.

HVAC System

Test the HVAC system by running both heating and cooling modes.

Ceiling Fans

Check the functionality of ceiling fans, if present.

Windows and Doors

Open and close all windows and doors to ensure they operate smoothly.

Flooring

Inspect flooring for any damage or issues, especially in areas where repairs were made.

Walls & Ceilings

Look for any new cracks, holes, or damage to walls and ceilings.

Closet Doors

Test closet doors to ensure they open and close properly.

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UTILITIES

Water Heater

Check the water heater for any signs of leaks and ensure it is producing hot water.

Utilities

Verify that all utilities (water, gas, electricity) are functioning, and transfer utilities into your name if necessary.

SAFETY & MISCELLANEOUS

Smoke & CO2 Detectors

Test smoke and carbon monoxide detectors to ensure they are working, and replace batteries if needed.

Garage

If applicable, check the garage door opener and ensure it operates correctly.

Security System

If a security system is installed, check its functionality.

Documentation

Bring a copy of the inspection report and any repair agreements to compare against the property's current condition.

Keys & Remotes

Ensure you have all keys, garage door openers, and any other necessary remotes.

Final Agreement

Confirm that any repairs or changes agreed upon after the initial inspection have been completed to your satisfaction.



RECOMMENDED

Contractors

INSURANCE

Insurance Broker Direct - Holly Krout

☎ 765-297-0999

✉ holly@insbrokerdirect.com

GENERAL CONTRACTOR

Dean Curwick Builders - Dean Curwick

☎ 765-418-4568

✉ dc4dewalt17@yahoo.com

PAINTER

Thayer's

☎ 765-429-9064

✉ thayerspw@gmail.com

LANDSCAPER

Fine Lines Lawn and Landscape LLC

☎ 765-337-2185

✉ finelineslawnsllc@gmail.com

CLEANERS

Merry Maids

☎ 765-518-6996

ROOFER

Bone Dry Roofing

☎ 123-456-7890

✉ e-mail@email.com

PLUMBER

S. Henderson Plumbing - Stacey Henderson

☎ 765-482-4611

✉ shendersonplumbing@gmail.com

ELECTRICIAN

Houston Electric - Jeff Brummet

☎ 765-432-5333

✉ Jeffb@hustonelectric.com

HVAC

Blue Fox Heating & Cooling

☎ 765-252-0051

✉ info@bluefozhvac.com

PEST CONTROL

Insight Pest Solutions

☎ 888-499-1736

HOME INSPECTOR

Pillar to Post - Steve Maher

☎ 574-385-9777

✉ steve.maher@pillartopost.com

MOVING COMPANY

Two Men and a Truck

☎ 765-201-4834

✉ info0501@twomen.com

CLIENT

Testimonials



Jessa was lovely to work with. She helped me tour probably thirty properties before I found my home. As a first time home buyer, she was very helpful in guiding me through the process. She was also assertive in her negotiation skills. Would definitely recommend!



Jessa is amazing, we couldn't have done this with out her help. It was a blessing she was the one sent to help us with the tour that day. I would totally recommend her to our family and all our friends. Her responsiveness and willing to help us at every step or the way was amazing and she went over what she was expected to help us feel comfortable with our house . She was so kind and sweet , an amazing person.



Great, jessa is very professional very efficient during the homebuying process. She answered all of our questions in a timely manner. I would recommend her to anyone looking for a local realtor.



Jessa was great! She did a fantastic job answering all the questions we were asking and had quick response times when getting in touch with the Seller of our new home and ultimately made the process so smooth!



Jessa was very helpful, knowledgeable, and professional. She made the home buying process as simple as it can be. She was available every step of the way and it didn't matter the day or time she was always willing to answer my questions!